

# Hyde Harrington

## OFFICES TO LET

First Floor, Block C, Moorhouse Courtyard,  
Warwick on Eden, Carlisle



First floor office suite within courtyard style office development in stone built converted farm building.

First floor 107.5 sq m (1,157 sq ft).

Within 2 miles of Junction 43 of the M6 off the A69(I).

Excellent rural working environment with dedicated on site car parking.

High speed broadband.

**Rent £9,500 pa + VAT**

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# Block C, Moorhouse Courtyard, Warwick on Eden, Carlisle, CA4 8PA

## Description

The building forms part of an office courtyard development scheme.

Block C is a two storey sandstone former barn within the main courtyard. The subject offices are on the first floor.

The office suite has its own WC facilities and kitchen area.

4 dedicated car parking and visitor car parking spaces are provided as part of the development.

The accommodation is finished to a high standard, and includes double glazed windows and doors, under floor heating, carpets and suspended ceilings.

## Location

The Courtyard is situated at the entrance to Moorhouse Hall, on the western fringe of the village of Warwick on Eden. It is approached from a minor public road just off the A69 trunk road.

The office scheme is surrounded by open countryside and woodland.

## Accommodation

Shared entrance and lobby.

First floor offices 107.5 sq m (1,157 sq ft)

## Services

Mains water, drainage, electricity and gas are laid on to the property.

Electricity and gas is separately metered. Water is supplied to the whole courtyard, and charges are divided to the tenants proportionately. The accommodation has Category 2 lighting, perimeter trunking, a fire alarm system, high speed broadband access, and there is intelligent lighting to the common areas.

## Rateable Value

The suite is assessed in the 2010 Rating list as follows (ignoring any transitional relief):

RV £5,400

## Lease Terms

The property is to be let on a new lease for a term to be agreed on effectively full repairing and insuring terms.

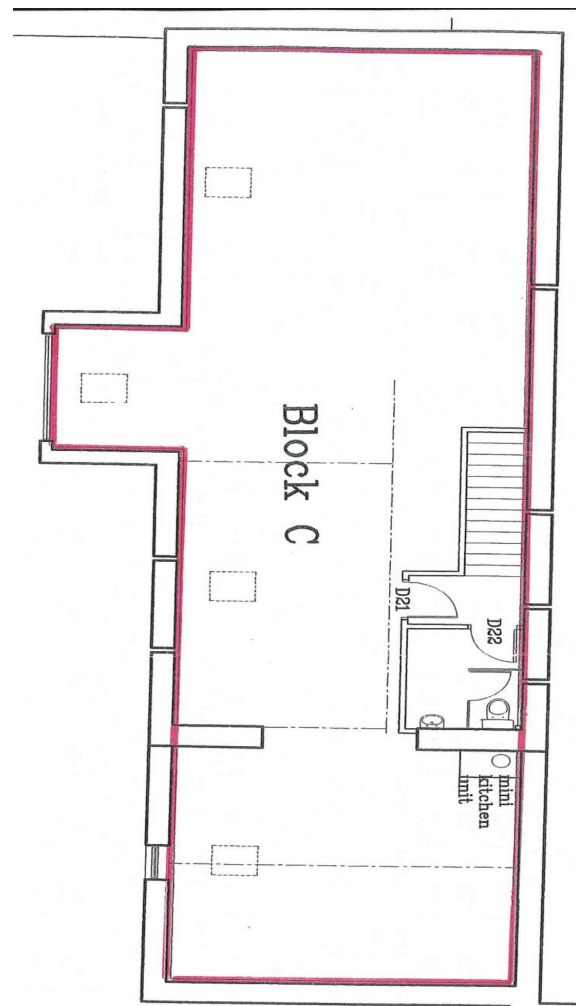
The rent is subject to VAT.

## Viewing

By appointment through Hyde Harrington  
Tel: 01228 595600 or Joint Agents Walton Goodland Tel: 01228 514199.

Particulars updated March 2017

*You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk).*



## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.