

# TO LET



Commercial/Office/574 sq ft (53 sq m)/£6,600 pa

**Ground Floor RHS Office Suite, Unit C**

**Moorhouse Courtyard**

Warwick-on Eden, Carlisle, CA4 8PA

**Walton Goodland**

agency@walgoodland.com

01228 514199 (Carolyn Hardy/Will Riddell dealing)



**COURTYARD OFFICE WITHIN CONVERTED FORMER FARM BUILDINGS IDEALLY LOCATED WITHIN 2 MILES OF M6 (JUNCTION 43) & ADJACENT TO A69 AT WARWICK-ON-EDEN**

- RURAL LOCATION WITH ATTRACTIVE OUTLOOK
- ON-SITE CAR PARKING, WITH ADDITIONAL VISITOR PARKING
- 1GB HIGH SPEED BROADBAND AVAILABLE TO SITE

## DESCRIPTION

The office forms part of a courtyard development of converted farm buildings finished to a high standard, including double glazing, and perimeter trunking.

Fire alarm system, high speed broadband and a burglar alarm are available to the unit.

3 car parking spaces are allocated to the unit, with visitor parking also available on site.

## LOCATION

The office is located just off the A69 Carlisle to Newcastle trunk road to the East of Carlisle at Warwick on Eden.

The Courtyard is surrounded by open countryside and woodland areas.

## RENT

£6,600 PA, exclusive of business rates, VAT and all other outgoings.

## VAT

VAT is payable in addition to the rent.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C74.

## SERVICE CHARGE

A service charge is payable for the maintenance and management of the common areas, based on a fair proportion of the costs.

## ACCOMMODATION

The unit comprises the following approximate areas:-

Ground Floor Office – 574 sq. ft. (53 sq. m.) Including kitchen area.

Please Note: The additional bench units shown in the photographs will be removed leaving the stainless steel double drainage sink unit, with base units beneath and wall unit.

Toilet – 1 WC & 1 WHB (located separately from the office)

## SERVICES

All mains services are available to the property.

The tenant is responsible for the payment of all utilities/services.

## RATEABLE VALUE

Unit C – £3,400 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk)

Please note that as of 1 April 2017, if this is your only commercial premises and the Rateable Value is £12,000 or less, then no business rates will be payable, subject to status.

## LEASE

A new internal repairing and insuring lease for a term of years to be agreed.

## VIEWINGS

Please contact Walton Goodland.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

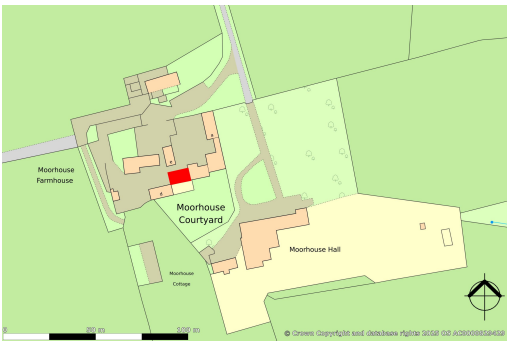
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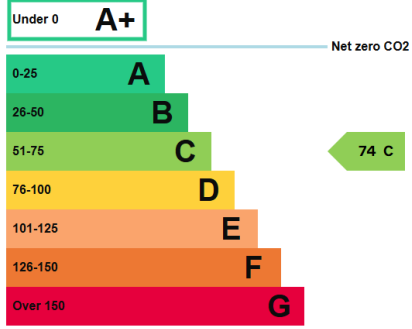
Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
agency@waltongoodland.com www.waltongoodland.com





## Energy rating and score

This property's energy rating is C.



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