



**Office Premises To Let**  
**Unit H, Rockcliffe Industrial Estate, Carlisle, Cumbria, CA6 4RW**

- Ground floor office premises with secure yard
- Situated on an established commercial estate in close proximity to the M6 Motorway
  - Approximate Net Internal Area 1,695 sq ft
  - Rent - £9,000 per annum

### LOCATION

The property is situated on Rockcliffe Industrial Estate, an established commercial estate in the Carlisle area. The estate is 0.7 miles south of Rockcliffe village and 4.8 miles north of Carlisle city centre. Junction 44 of the M6 motorway is located 2.8 miles south east of the premises, which is easily accessible via Parkhouse Road.

Carlisle is the regional capital and lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway. It is also based on the Virgin Trains West Coast Main Line providing services between Glasgow and London Euston as well as being approximately 1 hour away from Newcastle Airport along the A69. The city has a population of 75,306 with a wider area population of 107,524 and is a main administrative and retail centre for Cumbria.

### DESCRIPTION

Unit H provides flexible office accommodation for users throughout, with a mix of large open plan working areas and private meeting rooms. There is also a significant sized kitchen and demised WCs for users. The property is surrounded by secure yard space, and the landlord is willing to work with incoming tenants to meet their storage and parking needs.

The property is of a brick construction under a pitched slate roof with a mixture of timber framed single glazed and UPVC double glazed windows. Internally the premises has gas heating and a mixture of LED lighting and fluorescent light panels throughout. There are carpet tiles in the office elements of the property and laminate flooring in the kitchen and WCs.

### ACCOMMODATION

The property provides the following approximate areas from our measurements:

NIA 157.5 m<sup>2</sup> (1,695 sq ft)

### LEASE TERMS

The premises are available by way of a new Full Repairing and Insuring lease for a number of years to be agreed and at a commencing rental in the region of £9,000 per annum exclusive.

### VAT

All figures are exclusive of VAT where applicable.

### RATEABLE VALUE

According to the Valuation Office Agency website, it is understood that the property has a Rateable Value of £8,900 and is described as a shop and premises.

Small Business Rate Relief may apply and prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817200.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available on application or to download from the Edwin Thompson website.

### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

### VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – [h.hodgson@edwin-thompson.co.uk](mailto:h.hodgson@edwin-thompson.co.uk)

Tel: 01228 458385

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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