

ModVillage - Single Container Office

275sqft (25 sqm) open-plan office



- **Open-plan office space accommodating 6 workstations**
- **Space for a casual seating or reception area**
- **Built-in kitchen facilities and W/C**
- **Modern, well-lit interiors with opportunities for custom branding**
- **Two dedicated parking spaces, plus ample visitor parking and additional spaces by arrangement**

Location

The location of ModVillage boasts excellent transport links owing to its close proximity to the M6 motorway, the northern bypass, and Carlisle City centre.

The development also has good public transport links and ample on-site parking making ModVillage a great place to work.

Description

Accessed via your own private entrance, the office comprises a well-lit, open-plan area suitable for various workstation layouts. There is also space for a casual seating/reception area.

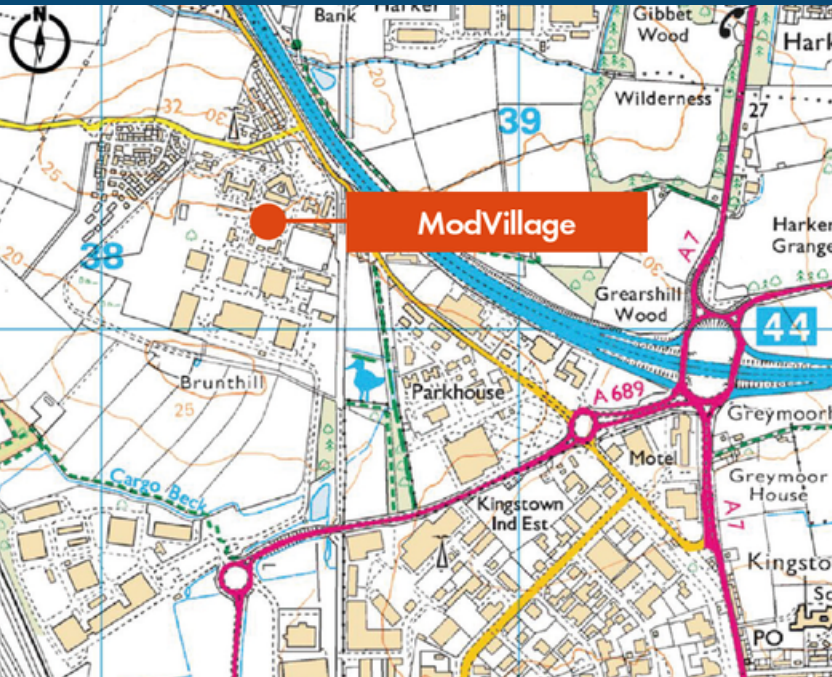
The office also includes a built-in kitchen area and a w/c. Modern and bright in appearance, the offices provide tenants with their own professional working space and there is the opportunity for branding your office space to add an additional professional touch.

Services

Utility supplies, including 100Mb broadband, are supplied to the property and are included in the rental payments

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LEASE TERMS

The lease of the unit will be for a term of three years. Tenants may only break clause on annual anniversaries of the lease commencement, with three months' prior notice and subject to all payments being up-to-date and other lease obligations having been complied with, and vacant possession given.

RATEABLE VALUE

The Tenant will be responsible for Business rates however the tenant may be eligible for relief and should make their own enquiries to the Local Authority.

SERVICE CHARGE

Service charge is included within the rental payments

ENERGY PERFORMANCE CERTIFICATE RATING

The property has an Energy Rating Assessment of C, a copy of the Energy Performance Certificate can be provided on request or found on www.gov.uk.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the preparation of the lease documentation.

VIEWINGS

Strictly by appointment only via Kingmoor Park Properties Ltd, and contact:

Andrew Carigiet

01228 674114

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DETAILS PREPARED

May 2025

IMPORTANT NOTICE

Kingmoor Park Properties give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.