ProspusProperty

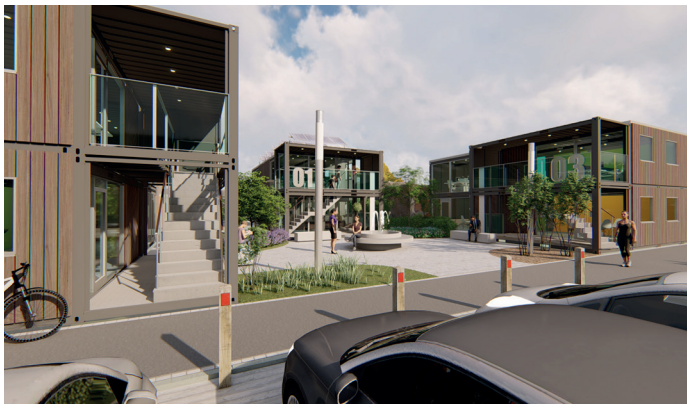
To Let

COMMERCIAL ASSET MANAGEMENT | ACQUISITIONS, DISPOSALS AND LETTINGS | DEVELOPMENT CONSULTANCY

ModVillage - Double Container Office

Kingmoor Park, Carlisle CA6 4RD

ModVillage
AT KINGMOOR PARK ENTERPRISE ZONE



ModVillage at Kingmoor Park Enterprise Zone is an exciting new development of serviced offices for Carlisle launching in 2019.

Designed to create a community of thriving, growing businesses of varying sizes, the offices will be built using repurposed shipping containers. The office units will range from single containers to multi-containers offering up to 3,500sqft of open plan-office space.

The first phase of the development encompasses 26 offices and a café with a communal garden and landscaped relaxation areas.

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.

Property Description

Accessed via your own private entrance, the office comprises a well-lit, open-plan area suitable for 10 workstations and three hot desking stations. 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. Each office also comes with two parking spaces with ample visitor parking and more spaces available by agreement.

Accommodation

550sqft open-plan office.

Price

POA.

Terms

The lease of the unit will be for a term of three years. Tenant's 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.

VAT

VAT is payable in addition to the rent.

Service charge

Service charge is included within the rental payments.

Prospus Property - Earl Street Studios, 13 Earl Street, Carlisle CA1 1DP
T: 01228 900949 E: info@prospus.co.uk www.prospusproperty.co.uk

Prospus Property is a trading name of Prospus Group Limited.
Head Office: 14-18 Hill Street, Edinburgh, EH2 3JZ.
Registered in Scotland - Registration No. SC526558

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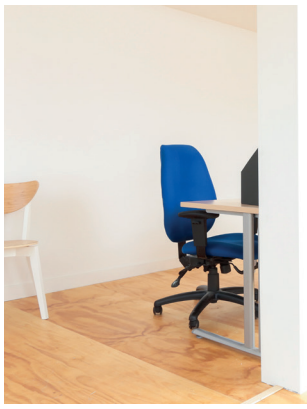


Utility services

Utility supplies, including super-fast broadband, are supplied to the property and are included in the rental payments.

Energy performance Certificate

TBC – expected to be A/B.

Rating assessment

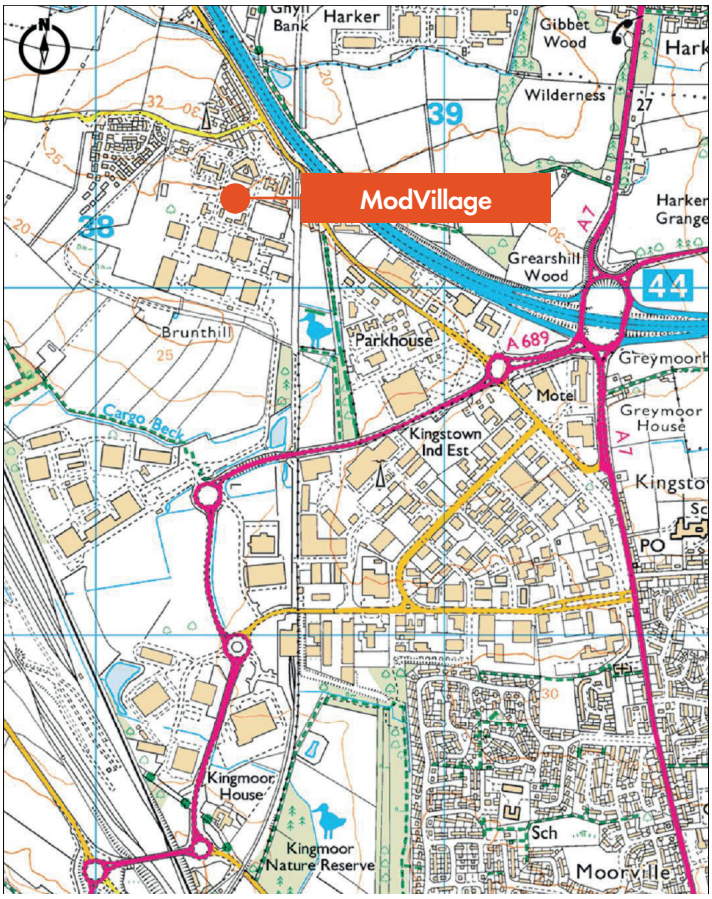
The Tenant will be responsible for Business rates however due to the status of Kingmoor Park as an Enterprise Zone, the tenant may be eligible for relief and the tenant should make their own enquiries to the Local Authority.

Legal Costs

Each party to bear their own legal costs.

Viewing arrangements

Strictly by appointment through ModVillage's sole letting agent:
Prospus Property
Contact: **Alistair Fell**
T: **07828 758939**
E: **alistair.fell@prospus.co.uk**



ModVillage
AT KINGMOOR PARK ENTERPRISE ZONE

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