



ModVillage - Double Container Office

Kingmoor Park, Carlisle CA6 4RD



ModVillage at Kingmoor Park Enterprise Zone is an exciting development of serviced offices for Carlisle launched in 2020.

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.

Property 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.

Accommodation

550sqft open-plan office.

Price

POA.

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.

VAT

VAT is payable in addition to the rent.

Service charge

Service charge is included within the rental payments.



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Utility services

Utility supplies, including 100Mb 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

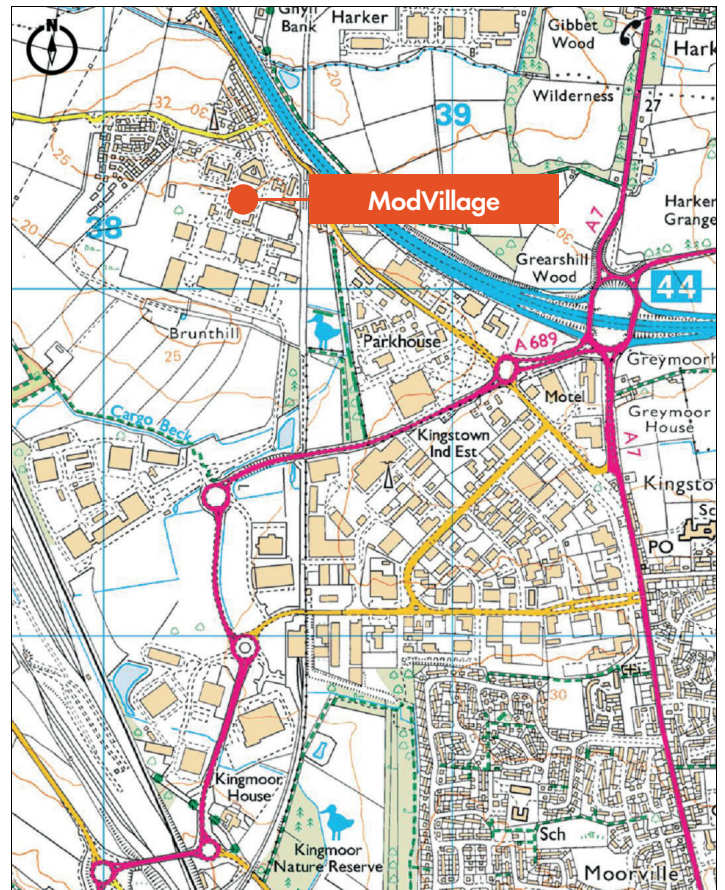
Strictly by appointment through ModVillage's sole letting agent:

Prospus Property

Contact: **Alistair Fell**

T: **07828 758939**

E: **alistair.fell@prospus.co.uk**



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