



CLIFFORD COURT

PARKHOUSE BUSINESS PARK

JUNCTION 44 ■ M6 ■ CARLISLE

For Sale/To Let
Self Contained Office Buildings & Suites
from 330 sq ft upto 25,000 sq ft

be part of the success



be part of the success



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Welcome to Clifford Court

Clifford Court is a high quality office development within Parkhouse Business Park which is strategically located less than a quarter of a mile off Junction 44 of the M6 motorway. With a population of some 122,000 and large catchment, Carlisle is the predominant population and commercial centre for Cumbria and South West Scotland.

Parkhouse Business Park is one of Cumbria's premier commercial locations, with Asda, Kingstown Retail Park, The Post House Hotel and an HSBC branch all within walking distance of Clifford Court.



Description

Clifford Court will provide approx 87,000 sq ft (8,083 sq m) of office accommodation in a series of units ranging from the successful Gladman Business Quarter, through to larger self contained Head Quarter buildings.

The Business Quarter, two terraced blocks comprising of 14 units, offers accommodation from 330 - 2575 sq ft (30.65 - 239.2 sq m) available on flexible lease arrangements from 12 months upwards. The site will also provide 5 detached and a pair of semi detached units from the Gladman 'G' range of buildings. These will be made available on a long leasehold or leasehold basis and offer a more traditional self contained office product.

Large requirements will be catered for in the 'G25K' Head Quarter style building which offers the highest specification to meet the needs of the modern occupier.

All the buildings will be arranged in Gladmans acclaimed courtyard design, providing a practical and attractive working environment together with the benefit of on site car parking.



Offering a range of
self contained office buildings
from **330** to **25,000 sq ft**

Gladman
Developments

Gladman Developments have an excellent track record in the office sector and have created over 20 of their Business Park concepts across the country. The flexibility, quality and cost effectiveness offered by the Gladman product has meant that many blue chip companies and government agencies occupy Gladman offices.

Major Gladman office occupiers include Vodafone, The Prison Service, DVLA, NHS Trust, David Wilson Homes, WS Atkins and various local and county councils.



Availability

For the current availability at Clifford Court, and for details of the specification of each unit, please refer to the inserts in this folder.

Legal Costs

Each party will be responsible for the payment of their own legal costs in any transaction.

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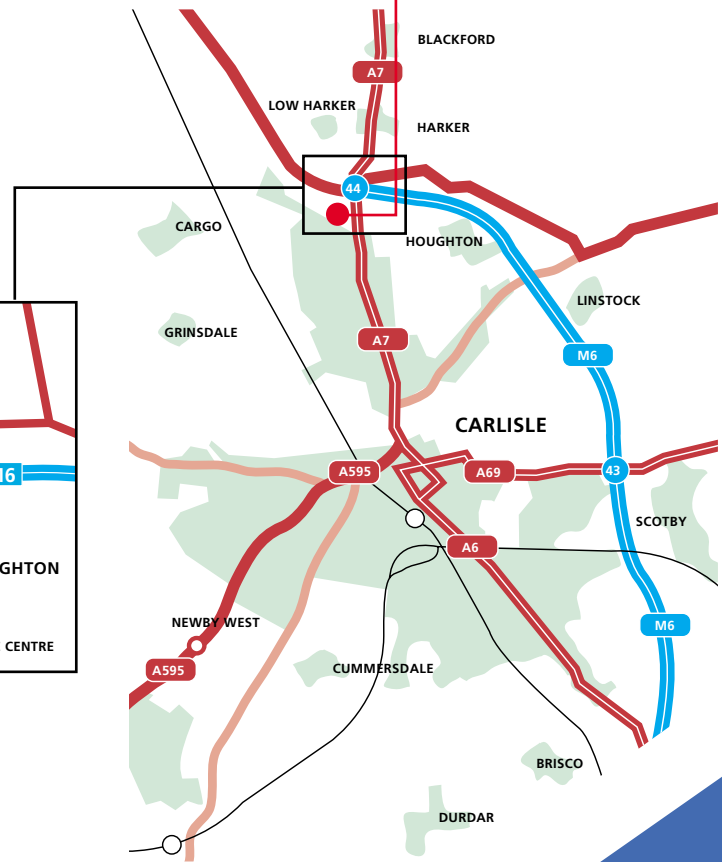
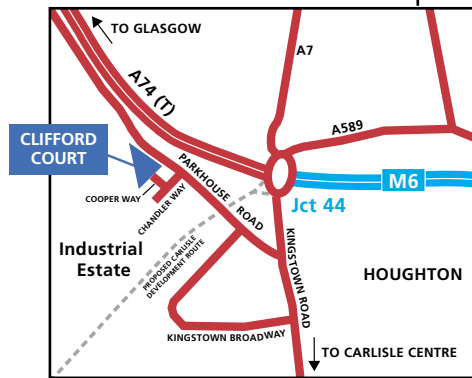
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Location

Clifford Court is located less than a quarter mile off Junction 44 of the M6 Motorway. This strategic location provides direct access to the M6 southwards, the A74 (M) north towards Glasgow and the A689 east to Newcastle-upon-Tyne. Carlisle city centre is located some 2 miles south of Clifford Court, along the A7. The proposed Carlisle Northern Development Road (planning consent granted) will run a few hundred metres from the Scheme, providing even more direct access to the motorway.

Carlisle is located on the West Coast Main Line providing direct rail services to Glasgow and London. Newcastle, Manchester and Glasgow regional airports are all within 2 hours drive.



Cumbria's premier business location.

Further Information

For further information on any of the opportunities on Clifford Court, or to arrange a viewing, then please contact the retained agents or Gladman Developments.

Carigiet Cowen
01228 544733
26 Castle Street, Carlisle CA3 8TP

0161 834 7187
GVA Grimley
81 Fountain Street, Manchester M2 2EE
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GLADMAN
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Accommodation Schedule

The Site



Accommodation

Building	Building Type	Floor Area	
		sq ft	sq m
Unit A	G6k	6,250	580.64
Unit B	G6k	6,250	580.64
Unit C	Business Quarter	330 - 2,575	30.66 - 239.23
Unit D	Business Quarter	330 - 2,575	30.66 - 239.23
Unit E	G5k	5,125	476.13
Unit F	G10k	10,070	935.530
Unit Ga	G2k	2,200	204.39
Unit Gb	G2k	2,200	204.39
Unit H	G25k	25,000	2,322.58

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