

Town Centre Offices To Let

Upper Floor Offices
14 Finkle Street
Kendal
Cumbria
LA9 4AB



Extremely Convenient Offices Above Cumberland Building Society

Location

The property occupies a prominent town centre location at the “top end” of Finkle Street. In the immediate vicinity are a number of other office users in addition to many retailers both local, regional and national.

Description

The premises comprise well laid out offices at first, second and third floor levels with a generous ground floor entrance on the left-hand side of the Cumberland Building Society.

Some modernisation of the accommodation will be required, in respect of which my clients are offering a rent free period.

Accommodation

Ground Floor: Entrance

First Floor:

Total Office Accommodation 564 sq.ft.

Second Floor:

Total Office Accommodation 573 sq.ft.

Third Floor:

Office/Storage Accommodation 445 sq.ft.

Toilets – 2 No. toilets/kitchen area

Rating Assessment

Rateable Value	£10,250
U.B.R.	43.3p
Amount Payable	£4,438.25 (2011/12)

Small business relief may be available to qualifying occupants.

Terms

Rent – Offers in region of £7,250 p.a.x.

Lease

A lease in multiples of 3 years on internal repairing and insuring terms is available.

EPC

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

90 This is how energy efficient the building is.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

All rentals, prices and outgoings, where quoted, are exclusive of but maybe liable to VAT.

Viewing

Peill & Company, tel 0845 450 4444 (Andrew Peill dealing) andrew@peill.com.

