

To Let

**1 Finkle Street
(2nd and 3rd Floor Offices)
Kendal
LA9 4AB**



Prominent Town Centre Offices

Location

The property is located in the very centre of Kendal at the junction of Stricklandgate and Finkle Street and is therefore ideal for an office user wishing to be represented in the centre of this bustling market town.

Description

A three storey office building having a prominent ground floor entrance leading on to Finkle Street. The first floor accommodation has recently been let and it is the second and third floors which are now available and which are effectively self contained.

Accommodation

Ground Floor

Entrance from Finkle Street

First Floor

Total Accommodation 622 sq ft (Now Let)

Second Floor

Total Accommodation 670 sq ft
Ladies and gents w.c.

Third Floor

Total Accommodation 301 sq ft
Filing Area/Kitchen 319 sq ft

Services

All main services are available in the vicinity.

Terms

Second floor)
Third floor) £5,000 p.a.x.

Rateable Value

The whole of the premises are assessed at a rateable value of £10,500 p.a. This figure is in the process of being amended to reflect the fact that the first floor has been let separately.

Legal Costs

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

VAT

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

Viewing

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

