

Managed Flexible Modern Office Space To Let

**Mintsfeet Place
Mintsfeet Road North
Kendal
LA9 6LL**



Modern high spec serviced ground floor office accommodation with car parking



Office No 1

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6

motorway at junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average.

Location

The property is situated within Mintsfeet Industrial Estate, the long established and prime industrial location approximately one mile from Kendal town centre and accessed off the A6 Shap Road via Mintsfeet Road North. The unit forms part of the Russell Armer head office.

Description

The property comprises modern purpose built high spec office accommodation on the ground floor of Russell Armer's head office with Russell Armer occupying the second floor. This provides a rare opportunity in Kendal to secure serviced office accommodation on "easy in, easy out" terms with the benefit of a full range of services including photocopying, meeting room, broadband, car parking, heating, cleaning etc.

Accommodation

The property provides the following options:

| | | |
|-------------|-----------|------------|
| Office N° 1 | 234 sq ft | Let |
| Office N° 2 | 161 sq ft | |
| Office N° 5 | 156 sq ft | |

Shared use of kitchen facilities, shower, wc etc. The above rentals are inclusive of electricity, heating, cleaning of communal areas, building insurance and rates.

Legal Costs

Ingoing licensees to be responsible for the payment of a contribution towards our client's legal fees of £250 plus VAT.

Terms

The accommodation is available on flexible terms at the following rentals:-

| | | |
|-------------|-------------|------------|
| Office N° 1 | £4,500 p.a. | Let |
| Office N° 2 | £3,500 p.a. | |
| Office N° 5 | £3,250 p.a. | |

VAT

The property has been registered for VAT and VAT is therefore chargeable on all licence fees/rentals and other outgoings.

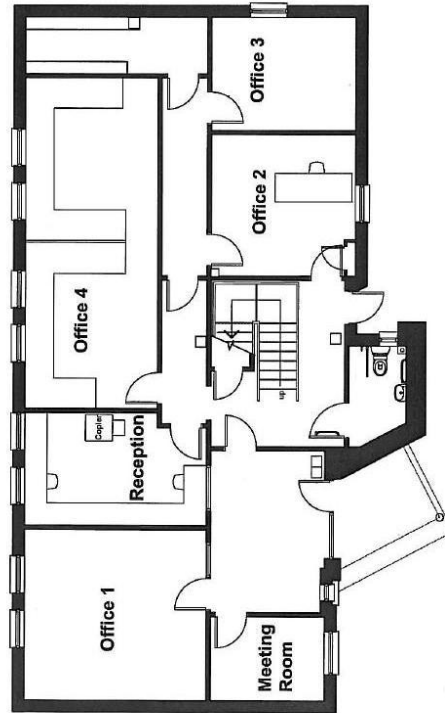
EPC



Viewing

Peill & Company, Tel 0845 450 4444 – Pete Nicholson dealing (pete@peill.com) or kendal@peill.com for viewing.

Office Units



| | | | | | |
|----------|---------------|----------------|---------------------|----------------------|-----------------|
| Office 1 | 4.84m x 4.49m | 15'10" x 14'8" | 21.73m ² | 234ft ² | 1 Parking Space |
| Office 3 | 3.84m x 3.77m | 12'7" x 9'9" | 11.48m ² | 123.5ft ² | 1 Parking Space |

NB. Shared Kitchen facilities are available on the first floor.