

Surplus Modern Office Space with Magnificent Views

To Let

Shoreline House
Shoreline Business Park
Sandside
Milnthorpe
LA7 7BF



Modern, high spec serviced office accommodation with on-site car parking and quick access to the M6.

Location

The property is situated between Milnthorpe and Sandside and accessed off the B5282. This location therefore gives quick and convenient access to the M6 motorway at either junction 35 or 36 and also to the A6 at Milnthorpe which links to the A590 Barrow road. Arnside is approximately 2 miles away which provides a station linking to the west coast mainline at Lancaster.

Description

The accommodation to let comprises a modern high spec office suite with shared facilities and car parking. The accommodation comprises the lower ground floor of part of the property occupied

by Team Northern which is now surplus to their requirements. The office benefits from uninterrupted views of the Kent Estuary to Lakeland Fells and beyond.

Accommodation

The unit offers the following accommodation:-

Office	1,170 sq ft	108 sq m
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Terms

The accommodation is to be let on a new lease for a term of years to be negotiated for a rent of £20,000 p.a. inclusive of rates, insurance, lighting, heating, cleaning, car parking and use of shared facilities.

Legal Costs

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

EPC

This has been commissioned and will be made available to potential tenants.

VAT

The property is registered for VAT and VAT is therefore chargeable on all outgoing including rent and freehold price.

Viewing

Peill & Company, tel 0845 450 4444 – Luke Nicholson (luke@peill.com)

