

To Let

Second Floor Office Suite Station House Kendal LA9 6RY



**Reduced rent - £14,000 p.a. - £4.99 p.s.f.
Modern office accommodation with 8
designated car parking spaces.**

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 adjacent to Kendal station which links to the main west coast mainline, Oxenholme. The property is therefore conveniently situated being within a few minutes walk of the town centre and other local facilities.

Description

The property comprises an attractive and modern office suite on the second floor of Station House which benefits from a lift and onsite car parking.

Accommodation

The property has the following approximate area:-

2,809 sq ft (261 sq m)

8 designated car parking spaces.

Rateable Value

We are advised that the 2010 assessment is as follows:-

Rateable Value £25,250 UBR 41.1p

Lease

Our clients are offering a sub lease at £14,000 p.a. for a term of years to be negotiated.

Service Charge

A service charge is payable – further details from the agent.

Legal Costs

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

VAT

The property been registered for VAT and VAT is therefore chargeable on all outgoings.

Viewing

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