

To Let on New Lease

First Floor Office Suite 59 Stramongate Kendal LA9 4BD



Modern high spec first floor office suite with lift and private car parking.

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 in Kendal town centre at the junction of Stramongate with New Road and as such is within 5 minutes walk of the prime retail area of the town.

Description

The property comprises an attractive first floor office suite with good natural lighting and designated private car parking. Internally the accommodation benefits from suspended ceiling with recessed lighting, central heating, comfort cooling, shared wc facilities, passenger lift and ground floor entrance with foyer.

Accommodation

The property has the following approximate areas:-

Ground floor lobby with staircase to first floor:-

First floor

Net internal area 2,369 sq ft 220 sq m

Partitioning currently provides for main open plan office with two meeting rooms, server and kitchen with a shared lobby giving access to shared ladies wc and gents wc.

Outside

Private car parking for 6 vehicles.

Rateable Value

To be reassessed.

Lease

The property is available to let on a new effectively full repairing and insuring lease administered by way of a service charge on a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews at a rental of £20,500 p.a. exclusive of rates and VAT payable quarterly in advance.

Service Charge

A service charge of £1.64 per sq ft is payable to cover heating and other management charges. A separate charge applies with regards to reimbursement of landlords building insurance.

EPC

To be provided.

Legal Costs

The incoming tenant to be responsible for the payment of our client's reasonable legal fees up to a maximum of £500 plus VAT.

VAT

The property has been registered for VAT and VAT is chargeable on the rental.

Viewing

Peill & Company – Peter Nicholson dealing.
Contact 0845 450 4444 or (kendal@peill.com) for viewings.