

To Let on New Lease

Ground Floor Office Suite 59C Stramongate Kendal LA9 4BD



Modern high spec office suite ready for immediate occupation.

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 ground floor office suite with good natural lighting and designated car parking. Internally the accommodation benefits from suspended ceiling with recessed lighting, laminate flooring, central heating and intruder alarm.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	9.03 m	29' 8"
Depth	8.4 m	27' 6"
Net internal area	68.13 sq m	733 sq ft

Rateable Value

Rateable Value £5,800 UBR 41.4p

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.

Rental

£9,500 p.a. exclusive of rates and VAT.

Service Charge

A service charge of £1.64 per sq ft is payable to cover heating.

Legal Costs

The ingoing 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, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)