

## To Let on New Lease

**Unit 1,  
Riverside Business Park  
Natland Road  
Kendal  
LA9 7SX**



**Modern offices within an attractive period building at the entrance to Riverside Business Park. Designated car parking for up to 5 vehicles.**

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 the successful Riverside Business Park which has representation from Westmorland Veterinary Group and British Red Cross. Situated to the south of Kendal town centre the location provides quick and easy access to Junction 36 of the M6 Motorway and benefits from a pleasant riverside setting close to open countryside. Nearby facilities include the Leisure Centre, Asda and K Village. Access is directly off Natland Road.

### Description

The accommodation is within an attractive stone built 2 storey property at the entrance to the business park. The accommodation has been upgraded to a high specification providing the following areas:-

#### Ground Floor

Reception Office	248 sq ft	23 sq m
General Office	378 sq ft	35.1 sq m
Meeting Room	274 sq ft	25.5 sq m

#### First Floor

Kitchen	76 sq ft	7.1 sq m
Office	151 sq ft	14.1 sq m
<b>Total Net Internal Area</b>	<b>1,051 sq ft</b>	<b>97.7 sq m</b>

**Outside** – Car parking for up to 5 vehicles directly opposite.

### Lease

The property is to let on a new lease for a term of years to be negotiated subject to 3 yearly upward only rent reviews at a commencing rental of £12,000 p.a. exclusive of rates and VAT payable quarterly in advance.

### Service Charge

Currently £869 p.a. plus insurance rent.

### Rateable Value

Rateable Value £8,400 UBR 43.3p  
Applicants are advised to make their own enquiries of the Local Rating Authority, South Lakeland District Council, Tel: 01539 733333.

### EPC

To be provided.

**Legal Costs**

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

**VAT**

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

**Viewing**

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