

## To Let on New Lease

**Unit 9**  
**Pixel Mill**  
**44 Appleby Road**  
**Kendal**  
**LA9 6ES**



### High Spec Office Suite To Let on New Lease

#### Location

The property is situated on Appleby Road at the entrance to the Auction Mart which has planning permission for a residential development by Miller Homes. The location is convenient to both the town centre and the Morrisons supermarket and retail warehouse development, with access to the M6 motorway at junctions 36 or 37 being within 15 minutes drive.

#### Description

The property provides modern office accommodation with shared wc and kitchen facilities, perimeter trunking, double glazing and a central reception area.

#### Accommodation

The premises provide the following accommodation

Office	630 sq ft	58.5 sq m
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#### Terms

The office is available at a rental of £4,500 p.a to include service charge. Our clients are flexible with regards to length of lease.

#### Service Charge

The current service charge is £40 per calendar month which is included in the above rental figures.

#### Rateable Value

Rateable Value £1,875	UBR 43.3p
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Applicants are advised to make their own enquiries of the Local Rating Authority, South Lakeland District Council, Tel: 01539 733333.

#### Legal Costs

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

#### VAT

We are informed that the property is not currently registered for VAT.

#### Viewing

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