

Grade A Offices To Let on Flexible Terms – Up to 246 sq m but will split.

Windermere Road
Staveley
Kendal
LA8 9PL



First floor office suites at competitive all inclusive rentals with car parking and reception facilities.

Staveley is located approximately 5 miles to the north west of Kendal within the Lake District National Park and accessed off the A591 Kendal to Windermere Road. The village has become a popular location for office users, retailers and other occupiers who wish to benefit from a pleasant rural location but convenient to the M6, Kendal and Windermere.

Location

The property is situated with a prominent frontage to Windermere Road which links Staveley village centre to the main A591 Kendal

to Windermere Road. The location of the subject property offers occupiers the opportunity of locating in an attractive National Park location avoiding the traffic congestion in Kendal but still being within 12 miles of access to the M6 Motorway at Junction 36.

Description

The available accommodation is on the first floor and will provide modern high specification offices which will benefit from an impressive shared ground floor reception area, shared wc facilities including disabled wc with shower and generous off road car parking provision. The existing high quality furniture and fixtures can also be made available as part of the rental agreement.

Accommodation

The property has the following approximate areas:-

Waiting/Reception	95 sq ft	8.83 sq m
Suite No 1	1,693 sq ft	157.28 sq m
Suite No 2	870 sq ft	80.82 sq m
Total	2,658 sq ft	246.94 sq m

Lease Terms

Our clients are flexible with regards to lease terms and will also consider sub division of the above space.

Rental

Rentals will be inclusive of rates, building insurance, electricity and use of shared facilities including reception at inclusive rentals from £15 per sq ft plus VAT.

Rateable Value

Included within the rental.

EPC

To be provided.

Legal Costs

Each party to be responsible for the payment of their own legal fees in respect of leases for 3 years or longer. Tenants to be responsible for the payment of our client's reasonable legal fees incurred in agreements of less than 3 years.

VAT

The property has been registered for VAT and VAT will therefore be chargeable on rental and other outgoings.

Viewing

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