

To Let on New Lease**Ground Floor Offices****3 minutes drive from Junction 35 of M6 Motorway**

**Suites 1 and 1A, Holmere Hall
Dykes Lane
Yealand Conyers
Carnforth
Lancashire, LA5 9SN**



Modern, purpose-built, fully serviced suite within 17 minutes drive to Kendal and 11 to Lancaster. Suite 1, 85 sq m, Suite 2, 27 sq m

Location

The subject property is situated in a prominent roadside location fronting the main A6 Lancaster to Kendal road, approximately 3 minutes drive from Junction 35 of the M6 motorway. The property is therefore convenient to many of the popular residential villages in South Lakeland and within 17 minutes drive time of Kendal and 11 minutes of Lancaster.

Description

The property comprises a suite of offices on the first floor of Holmere Hall, which was constructed in 2000 to provide high specification offices incorporating lift, full double glazing, gas central heating, suspended ceilings, raised carpeted computer flooring, recessed lighting, generous and prestigious common areas with provision for a central reception area and secretarial services if required. The property is located within attractive landscaped grounds with car parking.

Accommodation

The property offers the following accommodation:-

Office	1,536 sq ft	(142.7 sq m)
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Our clients may consider a sub-division of this space.

Lease

The accommodation is to let on a new full repairing and insuring lease administered by way of a service charge at a commencing rental of £10 per sq ft.

Rating Assessment

To be reassessed.

Energy Performance Certificate

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 will, therefore, be charged on the rental, service charge and other outgoings.

Viewing

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