

**Offices to let on new lease
Attractive riverside location**

**Suite 3.2 Riverside Business Park
Natland Road
Kendal
Cumbria
LA9 7SX**



Plentiful on-site car parking

Kendal is an attractive market town situated in south Cumbria on the edge of the Lake District and Yorkshire Dales National Parks and with good access to the M6 motorway at Junction 36 (within 10-15 minutes' drive time). The town has a resident population of approximately 25,000 but draws on a much wider catchment incorporating the surrounding towns and villages and is the administrative centre for South Lakeland. Kendal is regularly regarded as being one of the most attractive locations to locate to within the UK with a high quality of life, good communications and with good accessibility to the Lake District National Park.



Location

The Riverside Business Park is situated to the south-east of Kendal Town centre and offering good access to the A591 and A65 roads leading to Junction 36 of the M6 motorway. The Oxenholme mainline railway station is on the same side of Kendal as the business park and the offices therefore offer excellent access to the station which is on the London to Glasgow/Edinburgh main line with approximate travel times of London 2.5 hours, Glasgow/Edinburgh 1.5 hours, Manchester 1.15 hours.

Description

The suite comprises good quality modern office accommodation with dedicated car parking, situated on the first floor (with the benefit of lift access) and ready for immediate occupation. The property offers the following accommodation:-

Accommodation

Net internal area 143.99 sq m (1,550 sq ft)

There are 5 N^o dedicated car parking spaces included within the demise. The offices are self-contained with staff welfare and wc facilities.

Business Rates

The property has been assessed for rates as follows:

Rateable value £14,750
UBR – 49.1p (2019/2020)

Potential tenants should make their own enquiries of the Local Rating Authority, tel 01539 733333.

Service Charge

An annual service charge is administered in respect of the estate and the tenant of each suite will be responsible for the contribution towards the annual service charge budget on a pro-rata basis. Details are available on request.

Terms

The property is available by way of a new lease for a term of 3 years or longer, subject to 3-yearly rent reviews at a rental of £14,000 per annum

Services

We understand that all mains services are available to the premises and heating is by way of gas fired boiler.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of 'C'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of the new lease.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams or Claire Bailey dealing) simon@peill.com or kendal@peill.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.