

Attractive Business Park Offices to let by way of an assignment

Suite 5, Unit 2 Meadowbank Business Park
Shap Road
Kendal
Cumbria
LA9 6NY



First floor office suite with car parking in attractive location

Kendal is an attractive market town situated in south Cumbria with a resident population of approximately 45,000, but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is between the Lake District and Yorkshire Dales National Parks, and is known as the Gateway to the Lakes and offers excellent communications to the surrounding area – junctions 36, 37 and 38 of the M6 motorway are easily accessible from the subject property, and there is a mainline railway station at Oxenholme, approximately 1.5 miles from the town centre on the London to Glasgow/Edinburgh railway line. Kendal is approximately 52 miles south of Carlisle, 22 miles north of Lancaster, 26 miles south of Penrith and 8 miles from access to the M6 motorway.



Location

The Meadowbank Business Park is situated to the north of Kendal, just off the A6 and therefore offering excellent access to Kendal town centre as well as the M6 motorway at junction 39 to the north, and junctions 36, 37 and 38 to the south and east. The subject property is situated immediately to the north of the Shap Road Trading Estate where occupiers include Kentdale Jaguar/Land Rover, Lakeland Ltd, Anord Mardix and a range of trade counter occupiers. In addition, the South Lakeland Retail Park is a short distance from the property as is the new Kendal Rugby Club and there are, therefore, a number of close by retail service and restaurant opportunities.

Description

The property comprises attractive, modern first floor offices in a multi-let building with shared kitchen and wc facilities, with lift access to the first floor. The property offers the following accommodation:-

Accommodation

First floor NIA	54.0 sq m	(581 sq ft)
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Outside – the tenant has the right to park in the building car park.

Lease

The property is held on the balance of a 4-year lease from 2017 on a full repairing and insuring basis at a rental of £4,800 per annum, plus service charge and VAT. The service charge is payable in respect of common parts of the building including kitchen, washrooms, lift and external maintenance. Further details are available on request. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act.

Assignment

The lease is available at nil premium or, alternatively, the landlords may consider granting a new lease for a longer term.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £5,700
UBR – 48.0p (2018/2019)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

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 transaction.

VAT

The building is registered for VAT and VAT is therefore payable on rent, service charge and other items under the terms of the lease.

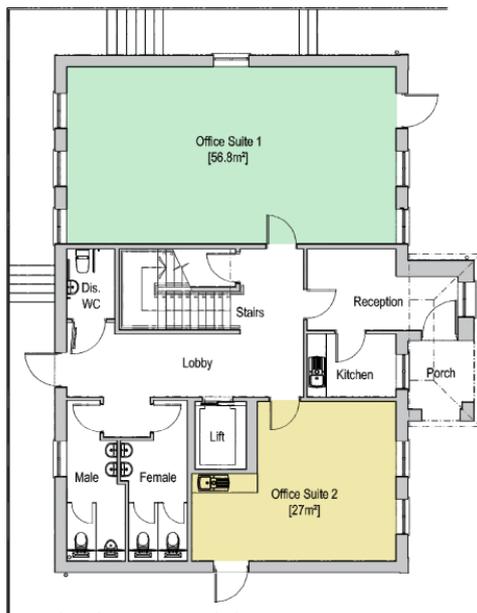
Viewing

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

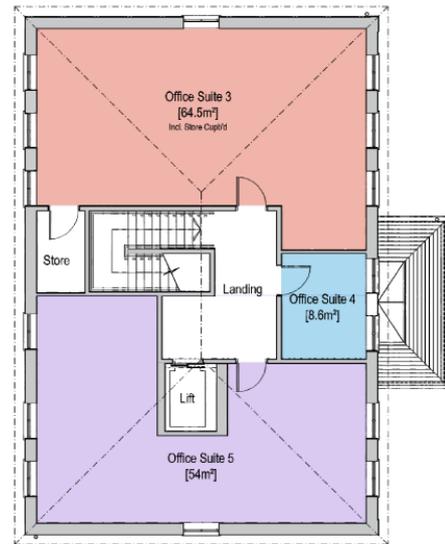
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For information only - not to scale



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Kendal - Unit 2, Meadowbank Business Park LA9 6NY



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Peill & Company, Chartered Surveyors

t: 01539 888 000 w:www.peill.com

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