

Attractive ground floor office suite with car parking

**Suite 1, Unit 2 Meadowbank Business Park
Shap Road
Kendal
Cumbria
LA9 6NY**



Separate ground floor entrance if required. On-site car parking, inclusive rental available.

Kendal is an attractive market town situated in south Cumbria between the Yorkshire Dales and Lake District national parks with a resident population of approximately 25,000 but drawing on a much wider catchment population. There is good access to the M6 motorway at junctions 36 and 37, and the town lies on the London to Glasgow/Edinburgh mainline with a station at Oxenholme just outside the town. Kendal is approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere, 55 miles south of Carlisle and 22 miles north of Lancaster. The fastest train to London is approximately 2 hours and 40 minutes, and with Manchester and the surrounding conurbation accessible within approximately 1.5 hours.



Location

The property is situated on the Meadowbank Business Park just off Shap Road to the north of Kendal town centre, close to premises occupied by R G Parkins, Kencomp, NFU Insurance, NHS, Kentdale Jaguar/Land Rover and opposite Kendal Rugby Club. The South Lakeland Retail Park is a short distance from the property offering good access for retail facilities. The property therefore offers easy access to Kendal town centre and also the M6 north via Shap Road and M6 south at junction 36.

Description

The property comprises a good quality modern ground floor office ready for immediate occupation, and currently divided internally by a fully glazed partition providing a boardroom/separate office. The suite has shared wc and kitchen facilities (including accessible facilities on the ground floor) and has the benefit of a separate front door entrance if access direct to the suite is required. There are 3 allocated parking spaces with the suite, together with visitor's space. The property offers the following accommodation:-

Accommodation

Ground floor – net internal area 56.18 sq m (605 sq ft)

Outside – 3 N^o parking spaces

Shared kitchen facilities

Shared ladies' gents' and accessible wc

Terms

The property is available to let on the basis of a 3-year lease or longer, subject to 3-yearly rent reviews. The lease is drawn on a full repairing and insuring basis, and a service charge is levied to cover all utilities, cleaning of the common parts and repairs to the building.

Rent

A commencing rental of £7,000 per annum excluding VAT and service charge.

Rating Assessment

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

Rateable value £6,000

UBR – 49.9p/51.2p (2020/2021)

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.

Service Charge

A service charge is levied to cover costs of electricity, heating, cleaning of common parts and repairs. The suite contributes 27.0% of the total service charge budget and further details are available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'C59'.

Legal Costs

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

VAT

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

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Viewing

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

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



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