

Good quality offices to let on a new lease

**1st Floor Aynam Mills
Little Aynam
Kendal
Cumbria
LA9 7AH**



Refurbished offices for immediate occupation with internal partitions

Kendal is an attractive market town situated in south Cumbria on the edge of the Lake District National Park and with a resident population of approximately 40,000 but which draws from a much wider catchment incorporating surrounding towns and villages. Kendal is situated approximately 26 miles south of Penrith, 22 miles north of Lancaster, 8 miles from the access to the M6 motorway at Junction 36 and with good access to the London-Glasgow/Edinburgh railway with a mainline station at Oxenholme, approximately 1 mile from the town centre.



Location

The subject property is situated on Little Aynam a short walk from Kendal town centre in a riverside location. The property is adjacent to Gilbert Gilkes Gordon and with other occupiers in the immediate vicinity including Stramongate Press and Castle Mills Business Park.

Description

The offices comprise high quality office accommodation refurbished and situated on the first floor of Aynam Mills which comprises a former mill occupied as office accommodation. There is lift access to all floors. The first-floor offices have been partitioned internally, which will be left on site. A further floor of offices (second floor) extending to approximately 14,000 sq ft is available separately if required.

Accommodation

The premises offer the following accommodation:-

First Floor – Net Internal Area	370 sq m	3,983 sq ft
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Terms

The offices are available to let by way of a new 3-year lease or longer subject to 3-yearly rent reviews on effectively a full repairing and insuring basis (administered by way of a service charge).

Rent

A commencing rental of £36,000 per annum exclusive of rates, VAT and service charge.

Rating Assessment

Offices - Rateable value £14,000
UBR – 49.1p (2019/2020)

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

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 a new lease

Service Charge

A service charge is administered in respect of the building relating to common parts and further details are available on request.

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 dealing), kendal@peill.com for viewings.

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