

**Attractive refurbished building available To Let
as a whole or in parts.**

**Suitable as offices, restaurant, workspace, co-working or
consulting rooms (subject to any consents)**

**Castle Lodge
Castle Mills
Aynam Road
Kendal
Cumbria
LA9 7DE**



**To be refurbished to a good standard
Suites from 150 sq ft to 3,982 sq ft available**

Kendal is an attractive market town situated on the edge of the Lake District National Park and known as the Gateway to the Lakes. The town, which has a resident population of approximately 30,000, draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 20 miles north of Lancaster, 60 miles from Carlisle, 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere and 33 miles from Barrow in Furness.

Location

The property occupies an excellent location on the Castle Mills Business Park just off Aynam Road and a short distance from Kendal town centre on the opposite side of the River Kent. Castle Mills comprises a dynamic business park with a wide range of occupiers including Anod Mardix, Westmorland Cross Fit and Gym, the Factory Tap (renowned local craft ale house) and a range of occupiers including artisans, offices, hairdressers, florist, artists and yoga. Castle Mills is a short walk across Miller Bridge into the town centre and there is plentiful on-site car parking.

Description

The refurbishment comprises Castle Lodge a Grade II listed building arranged over ground, first and second floors which is available as a whole, or in parts. Our clients would consider lettings of small suites from approximately 150 sq ft upwards, a letting of the whole building, or on a floor-by-floor basis. Refurbishment is currently under way and will be completed to a high standard similar to other refurbishments on Castle Mills and the Factory.

Accommodation

The property offers the following accommodation:-

Ground floor – net internal area	133.81 sq m	(1,440 sq ft)
First floor	191.04 sq m	(2,056 sq ft)
Second floor	45.1 sq m	(486 sq ft)
Total net internal area	369.95 sq m	(3,982 sq ft)

Potential uses

In addition to office use (which the property has most recently been utilised for) the building would lend itself to restaurant/café/coffee shop (over 200 people work at Castle Mills), studio, workspace, consulting rooms etc. Further details are available on request.

Terms

The property is available to let on the basis of full repairing and insuring lease for a length to be agreed; rentals of part of the building will be either on an all-inclusive basis or subject to a service charge.

Service Charge

Mains water, mains electricity and mains gas are connected. A gas-fired heating system provides heating and hot water. There are shared wc and kitchen facilities.

Rent

Rentals will depend upon the amount of space taken and specification – further details on request from the letting agents.

Rating Assessment

The property will be re-assessed if it is occupied by several tenants; we anticipate that rateable values of smaller suites will fall beneath the small business rate relief threshold, meaning that, 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 preparation of a new lease.

VAT

The property is registered for VAT and VAT will therefore be chargeable on rent and other payments 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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