

**Office/Studio Space to let on a new lease
– will let separately**

**Suites 3, 4 & 5
Unit 19 The Factory
Castle Mills
Aynam Road
Kendal
Cumbria
LA9 7DE**



First floor accommodation as a whole or in suites

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average.

Location

The subject properties are situated within the Clock Tower building at Castle Mills on Aynam Road a short walk from Kendal town centre across the river Kent. Castle Mills is a vibrant business space with a range of occupiers and facilities including The Barrel House, The Factory Tap and Castle Mills Kitchen. In addition, there is a gym and on site car parking immediately outside the property.

Description

The available space comprises three suites with an industrial feel suitable for a range of occupiers including offices, media studio and workspace occupiers alongside a range of complimentary occupiers. The property is available as a whole, or alternatively, our clients would consider letting each suite (suites 3, 4 & 5) independently. There is a shared ground floor entrance with staircase leading to first floor waiting area (shared with other occupiers) together with shared wc and kitchen/welfare facilities. The space can be let to one occupier with the benefit of three separate rooms, or each individual suite can be let independently.

Accommodation

The property offers the following accommodation:-

First floor – whole suite – Net Internal Area	156.4 sq m	(1683 sq ft)
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Alternatively, the space could be let as individual suites, or a combination of the suites below:-

Suite 3 – NIA	38.57 sq m	(415 sq ft)
Suite 4 – NIA	40.81 sq m	(439 sq ft)
Suite 5 – NIA	36.18 sq m	(389 sq ft)
Shared reception/waiting area		
Shared kitchen and Ladies/Gents wc		

Car parking

There are shared car parking facilities in the quadrangle immediately in front of the subject property – the spaces are not demised but are available to occupiers on a shared basis.

Terms

The suites are available to let on 3-year leases or longer subject to 3-yearly rent reviews on effectively a full repairing and insuring basis (dealt with by way of a service charge)

Rent

On Application

Service Charge

A service charge is operated within The Factory and is currently £2 per sq ft per annum plus VAT.

Rating Assessment

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

Energy Performance Certificate

The property benefits from a Grade 25-A

Services

There is a biomass district heating system benefiting the whole building operated via the service charge, and each suite has mains electricity and availability of broadband (at tenants' own cost).

Legal Costs

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

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VAT

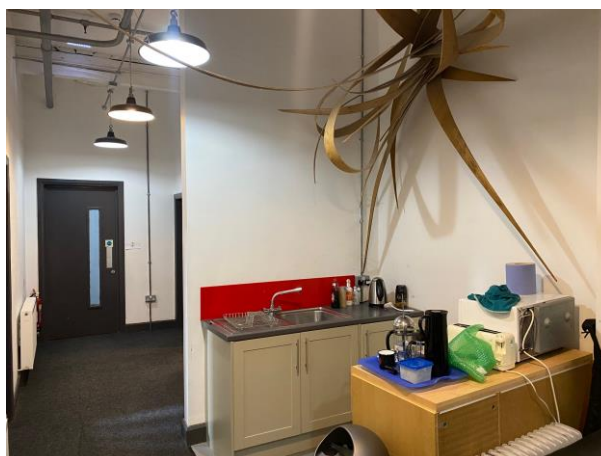
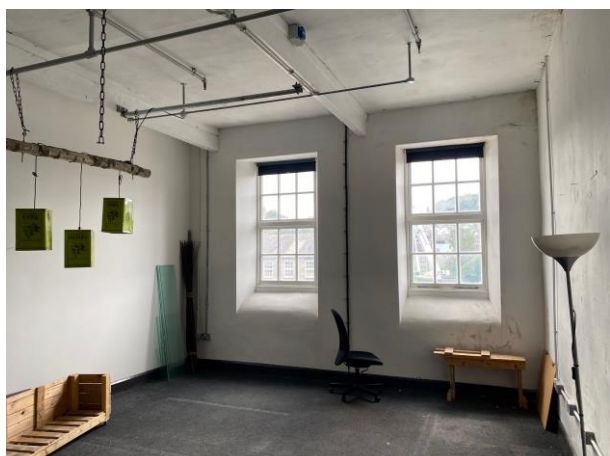
The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@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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