

**Attractive modern business park ground floor offices in attractive landscaped setting to let**

**Martindale House  
Murley Moss Business Park  
Oxenholme Road  
Kendal  
Cumbria  
LA9 7RL**



Kendal is an attractive market town situated in south Cumbria between the Lake District and Yorkshire Dales National Parks with a resident population of approximately 20,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is the administrative centre for south Lakeland and headquarters to Westmorland & Furness Council and the Lake District National Park Authority. Other significant local employers include Team Furmanite, Anord Mardix, the distribution, agriculture and tourism sectors. Kendal occupies a strategic location within approximately 6 miles of access to Junction 36 of the M6 motorway, has the benefit of a main line railway station on the London to Glasgow/Edinburgh main line at Oxenholme (within half a mile of the subject property) – fastest journey time to London 2 hours 38 minutes, approx. 1 hour 30 minutes to Manchester and 1 hour 20 minutes to Glasgow/Edinburgh.

Kendal is approximately 22 miles north of Lancaster, 55 miles south of Carlisle, 8 miles from Windermere and 34 miles from Barrow-in-Furness.



### Location

Martindale House is situated at the entrance to the Murley Moss Business Village with a prominent frontage to Oxenholme Road. The property is immediately adjacent to premises occupied by MHA Moore & Smalley Chartered Accountants, the Lake District National Park Authority headquarters, Morecambe Bay NHS Trust, Spa Medica and with other occupiers on the estate including Cicerone Press, Ingalls Chartered Accountants and Friends of the Lake District. Murley Moss lies adjacent to an Asda Superstore and B&Q DIY store and is close to Kirkby Kendal School, Oxenholme Railway Station and is within a relatively short walk of Kendal town centre.

### Description

The property comprises a modern self-contained well presented office building arranged over ground and first floors with the significant benefit of on-site car parking. The property is available on a floor-by-floor basis, with shared WC and kitchen facilities. Car parking will be allocated on a pro-rata basis. There is the possibility of a shared meeting room, available to tenants.

### Accommodation

Ground floor net internal area	71.41 sq m	(769 sq ft)
First floor net internal area	76.55 sq m	(824 sq ft)
<b>TOTAL NIA</b>	<b>147.96 sq m</b>	<b>(1593 sq ft)</b>

There is a kitchen and accessible wc at ground floor level and a wc at first floor level.

Outside – car parking spaces designated with the subject property, to be apportioned on a pro-rata basis.

### Services

Mains water, mains drainage and mains electricity are connected to the premises; heating to the offices is by way of electric storage heaters.

### Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3 yearly rent reviews on a full repairing and insuring basis. The rental is exclusive of service charge, which covers all utilities, heat light and external repairs to the property (service charge subject to annual increase in line with RPI). There is an annual buildings insurance of approx £200 + VAT. The lease is to be contracted out of the Landlord & Tenant Act.

### Rent

Ground floor	- £9,250 per annum plus service charge & VAT
First floor	- <b>LET</b>

### Rating Assessment

To be re-assessed

### Energy Performance Certificate

The property has an energy performance asset rating of 'C-67'.

### Legal Costs

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

### VAT

The property is subject to VAT and VAT therefore is payable on rentals and outgoings 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.

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### **Anti-money laundering**

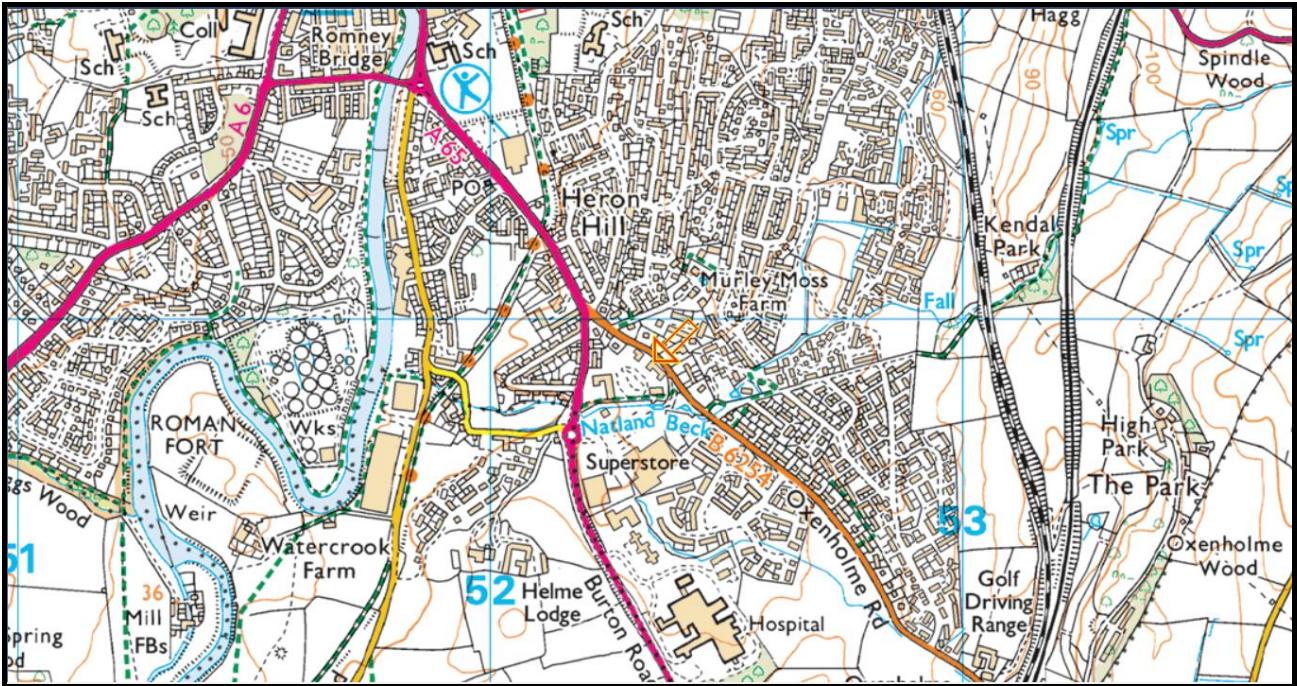
**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.**

**Note:** A director of Peill & Company Ltd has a financial interest in the property



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Plan for identification purposes only

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