

**Highly Prominent Serviced Offices Available on a New Lease**

**52 Kirkland  
Kendal  
Cumbria  
LA9 5AP**



**Well located offices of varying sizes available on a new lease**

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 which is shown for identification purposes on the enclosed ordnance survey sheet extract offers an attractive location on Kirkland, on the southern approaches to Kendal town centre and adjacent to Kendal Parish Church, Abbot Hall Art Gallery and attractive parkland running down to the River Kent. There is a substantial (pay and display) parish church car park adjacent to the property which is a short distance from Kendal town centre.

### Description

The property comprises a lobby area with access to ground floor offices, meeting room and basement. The premises is comprised of individual office suites, which can be combined if required on the second floor with shared common room/kitchen facilities. The below offices are available to rent either as individual offices, as whole floors, or the property in its entirety.

### Accommodation

<b>Ground floor – Total Area</b>	50.8 sq m (547sq ft)
Office 1	19.00 sq m (204 sq ft)
Office 2	22.19 sq m (238 sq ft)
<b>First floor – Total Area</b>	59.2 sq m (637 sq ft)
Office 3	18.86 sq m (203 sq ft)
Office 4	27.22 sq m (293 sq ft)
Office 5	16.36 sq m (176 sq ft)
<b>Second Floor – Total Area</b>	73.8 sq m (794 sq ft)
Office 6	22.85 sq m (245 sq ft)
Office 7	28.13 sq m (303 sq ft)
Office 8	14.42 sq m (155 sq ft)
<b>Total</b>	183.8 sq m (1978 sq ft)

### Rent

Suite Number	Rent pa	Rent/week	(Rents if All inclusive)
Office 1	£2,450	£47.12	£4,100
Office 2	£2,900	£55.77	£4,760
Office 3	£2,450	£47.12	£4,100
Office 4	£3,500	£67.31	£5,860
Office 5	£2,200	£41.35	£3,520
Office 6	£2,950	£56.73	£4,900
Office 7	£3,650	£70.19	£6,060
Office 8	£1,900	£35.77	£3,100
<b>Total</b>	<b>£22,000</b>	<b>£423.08</b>	<b>£36,400</b>

### Terms

Terms The suites are available on the basis of a 12-month tenancy agreement (or longer by negotiation subject to annual RPI increases)

### Service Charge

A service charge will be payable in respect to heating, lighting, and cleaning of common parts. This will be calculated on a square footage basis

### Rating Assessment

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

Rateable value £13,500  
UBR – 49.9p (2024/2025)

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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.

### **Energy Performance Certificate**

93-D

### **Legal Costs**

Each party to be responsible for their own legal fees incurred in a sale or letting.

### **VAT**

The property is not registered for VAT.

### **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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