

Offices with car parking to let on new lease

Station House
Station Road
Kendal
Cumbria
LA9 6BT



Large office accommodation available on second or third floors with plentiful on-site car parking.

Kendal is an attractive market town situated in South Lakeland in between the Lake District and Yorkshire Dales National Parks. The town has a resident population of approximately 25,000 but draws on a much wider catchment incorporating surrounding towns and villages. Kendal lies approximately 8 miles from the M6 motorway at Junction 36, 8 miles from Windermere, 52 miles south of Carlisle and 20 miles north of Lancaster.

Location

The subject property is situated within Station House on the edge of Kendal town centre and therefore within easy walking distance of the main retail area of the town. In addition, the offices comprise the former station building and are therefore above Kendal Station linking to both Windermere and Kendal (each within 10 minutes) and at Oxenholme main line railway station, there are links to Manchester (approximately 1.5 hours),

London (approximately 2 hours 45 mins) and Glasgow/Edinburgh (approximately 1 hour 15 mins).

Description

Offices are available on both the second and third floors of the building with lift access. Plentiful on-site car parking is available and will be allocated on a pro-rata basis. In addition to the suites available, individual rooms are available elsewhere within the building – further details available on request.

Accommodation

Second floor	273.60 sq m	2945 sq ft
Third floor	233.90 sq m	2518 sq ft
Total	507.50 sq m	(5463 sq ft)

Outside – car parking allocated on a pro rata basis.

Terms

The offices are available to let on the basis of 3 year leases on effectively a full repairing and insuring basis, administered by way of a service charge. A service charge is administered to cover the cost of items such as cleaning and maintenance of the common parts, lift access and external areas.

Rent

Second floor -	£25,000 per annum
Third floor -	£21,500 per annum

Rateable Value

The properties are assessed as follows:-	
Second floor -	£25,250
Third floor -	£21,000

Service charge

Service charge estimates are available on request from the letting agents.

Energy Performance Certificate

To be provided.

Legal Costs

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

**VAT**

The building is VAT registered and therefore any rent, service charge and other payments under the terms of the lease will be subject 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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