



THE OFFICES AT RIVERSIDE PLACE

Kendal's
prime office
riverside
development

New high quality suites from
1,200 - 25,000 sq ft (111.5 - 2,322.5 sq m)

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A new development

The offices are situated on the first floor courtyard of the stunning redevelopment of the K Village Outlet Centre overlooking the River Kent close to the centre of Kendal.

The redevelopment comprises four storeys above two basement levels of car parking with 26 ground floor retail and restaurant units and 90 residential units due for completion Spring 2010.

The offices have the advantage of numerous access points to first floor either by staircases or lifts and benefit from frontage overlooking the attractive and landscaped courtyard area.



A great place to work & relax

Clarks

JAEGER

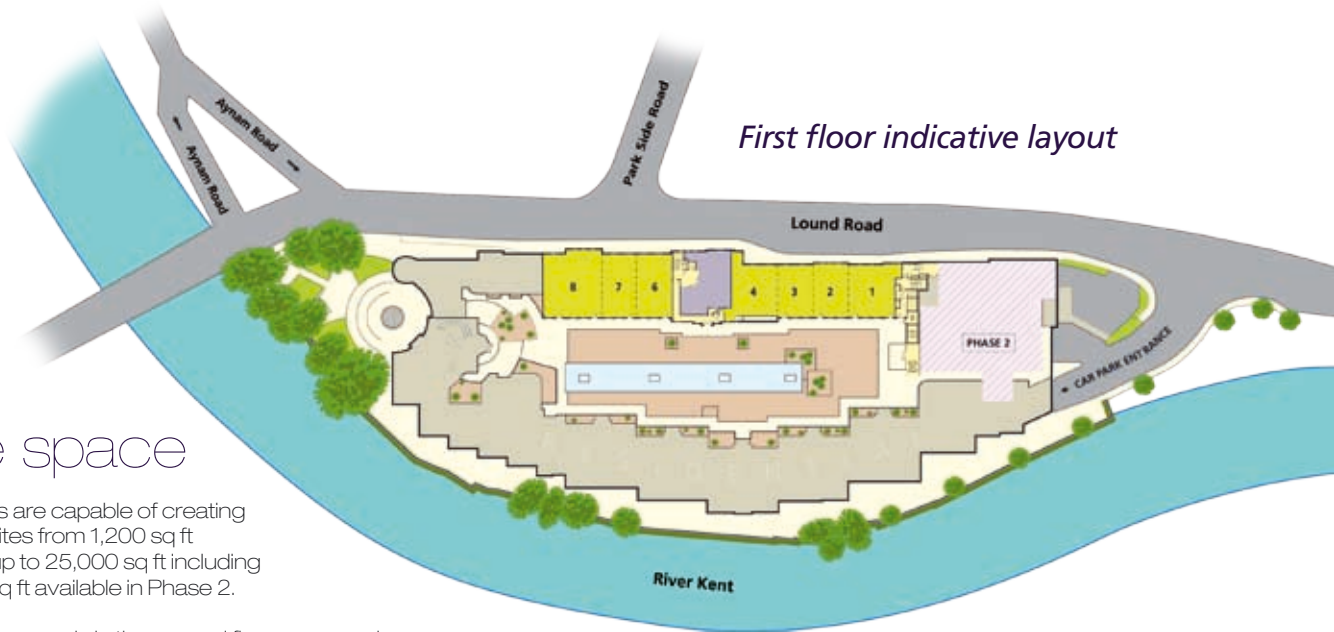
Double TWO

WHITTARD
OF CHELSEA

Klass
COLLECTION

COSTA
COFFEE

Denby
OUTLET



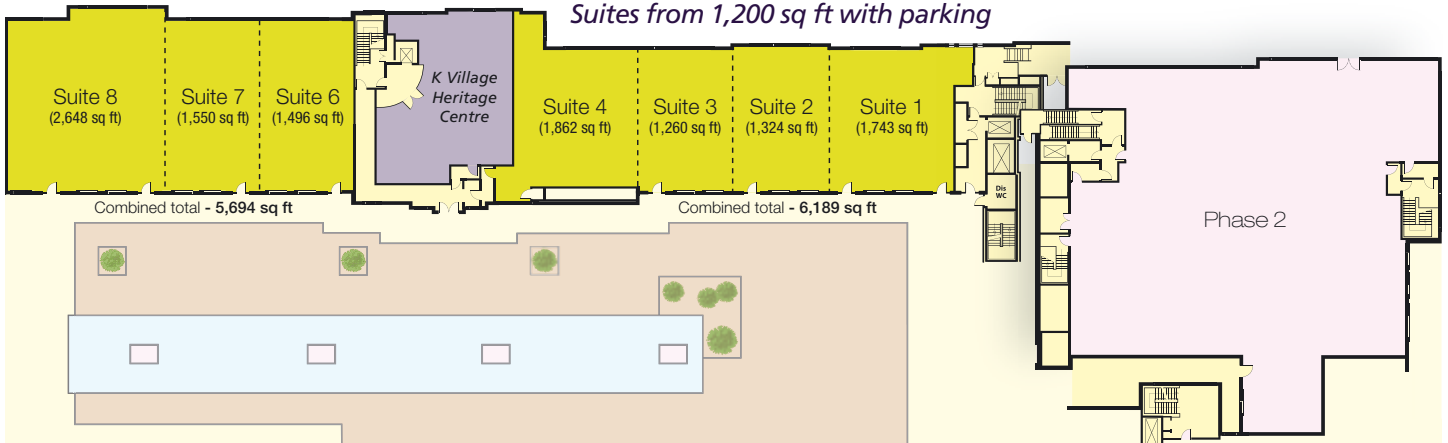
First floor indicative layout

Flexible space

These new offices are capable of creating self-contained suites from 1,200 sq ft and in total offer up to 25,000 sq ft including a further 10,000 sq ft available in Phase 2.

They are easily accessed via the ground floor core services or via numerous lifts from the secure basement car park.

*Indicative layout
Suites from 1,200 sq ft with parking*



A great specification

The offices will be developed to a high specification including:

- Landscaped courtyard
- Feature reception area beside Heritage centre
- Audio visual access system
- Flexible floor plates
- Office floor to ceiling height of 2.7m
- Full access raised flooring
- Suspended ceilings
- LG3 compliant light fittings
- Natural lighting & openable windows
- Air conditioning (VRF heating & cooling) option
- High quality finishes throughout communal core area & WC's
- Fully DDA compliant
- Secure car parking with direct lift access to reception

Accommodation

PHASE 1	SQ FT	SQ M
Suite 1	1,743	162
Suite 2	1,324	123
Suite 3	1,260	117
Suite 4	1,862	173
Suite 5	<i>K Village Heritage Centre</i>	
Suite 6	1,496	139
Suite 7	1,550	144
Suite 8	2,648	246
TOTAL	11,883	1,104
PHASE 2	SQ FT	SQ M
	10,000	929



A central location

MILES	
Windermere	9
Lancaster	21
Barrow in Furness	33
Penrith	32
Preston	43
Carlisle	50
Leeds	70
Dumfries	85
Newcastle	96
Glasgow	147

AIRPORT	MILES
Manchester	84
Liverpool	91
Durham Tees Valley	69

TRAIN	TIMES
Manchester	1:40
Leeds	2:30
London Euston	3:00
Edinburgh	2:30
Glasgow Central	2:30



Rates

The premises will be assessed in due course.

Viewing

Strictly by appointment only. For further information
please contact: John Webster or Chris Hartnell.

Terms

The offices are available on flexible terms depending on size, length of lease etc. Dedicated car parking and visitor parking is available.

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CARTER JONAS

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