

Good quality offices with car parking to let on a new lease

59b Stramongate
Kendal
Cumbria
LA9 4BH



6 on site car parking spaces in town centre location

Kendal is an attractive market town situated in South Cumbria on the fringe of the Lake District National Park and known as the Gateway to the Lakes. The town which has a resident population of approximately 40,000 draws on a much wider catchment incorporating surrounding towns and villages. Kendal is a popular market town and tourist destination throughout the year.



Location

The property is situated in the town centre of Kendal on Stramongate close to its junction with New Road, and therefore offering excellent access to the town centre and surrounding area. The property is adjacent to BUPA Dental Care, AURA, SAFA, Anything Technical, Ski Shop, Sand Aire House and Dominos.

Description

The property comprises self-contained offices at first floor level with a dedicated ground floor entrance leading from Stramongate. The first floor comprises predominantly open-plan office accommodation, but includes good quality glazed partitions providing separate offices, meeting room and board room. There is a kitchen area with single drainer stainless steel sink unit, wall and base units together with an adjoining staff break-out room. There are shared ladies & gents' facilities at first floor level. Included within the letting are 6 No. demised and marked car parking spaces (with the ability to park some additional vehicles on site by tandem parking).

Please note, desks, workstations and office equipment can be included if required – further details are available on request.

Accommodation

The property offers the following accommodation:-

| | | |
|----------------------------------|-------------|--------------|
| Ground floor – Reception & Store | 9.06 sq m | (98 sq ft) |
| First floor – Net Internal Area | 168.94 sq m | (1819 sq ft) |
| Total Net Internal Area | 178.0 sq m | (1917 sq ft) |

Outside

6. No Dedicated car parking spaces in secure car park

Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3-yearly rent reviews and subject to a service charge to include maintenance of common parts of the building. The lease is to be drawn on a full repairing and insuring basis.

Rent

Full details on request

Rating Assessment

We are advised that the property is to be reassessed for rates.

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

The property has an energy performance asset rating of 'D'

Legal Costs

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

Service Charge

A service charge is levied to cover shared services and common parts – further details area available on request

VAT

The property is subject to VAT and VAT is therefore payable on rent, service charge and other items under the terms of the lease.

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Viewing

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