

Attractive modern business park offices in attractive landscape setting to let (freehold sale considered)

**Unit C1 Murley Moss Business Village
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 South Lakeland District 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

The subject property 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 Moore & Smalley Chartered Accountants, the Lake District National Park Authority headquarters, Barclays Bank regional business centre 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 would lend itself to being split on a floor-by-floor basis if required and offers the following accommodation.

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)
TOTAL NIA	147.96 sq m	(1593 sq ft)

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

Outside – 5 No. car parking spaces designated with the subject property.

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 5-year lease or longer subject to 5 yearly rent reviews on a full repairing and insuring basis. Our client would consider a freehold sale of the property, and further details are available on request.

Rent

A commencing rental of £24,000 per annum exclusive.

Rating Assessment

We are advised that the property is not yet separately assessed for rates – to be split from the adjoining assessment for C1, C2 and C3. Further details on request.

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

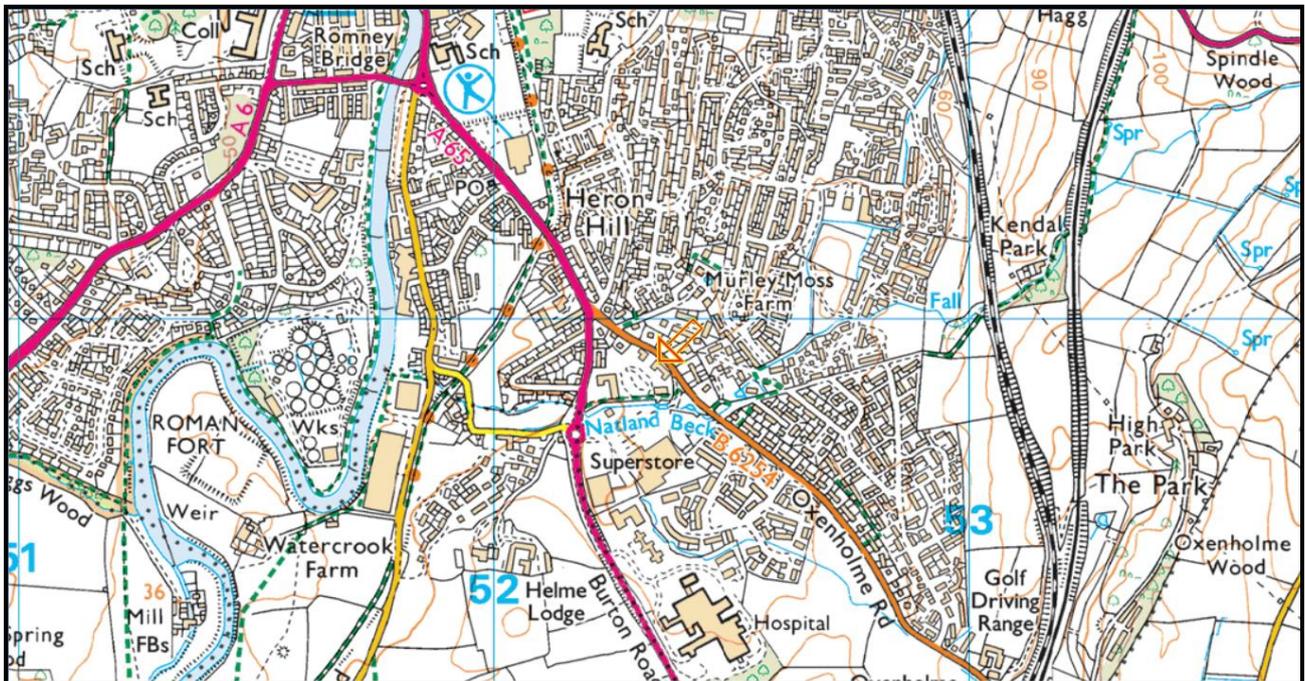
Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

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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Plan for identification purposes only

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