

Ground floor office to let on a new lease

**Westmorland Gazette Office
Wainwrights Yard
Kendal
Cumbria
LA9 4DP**



Prime town centre location adjacent to Booths supermarket, Crew Clothing, Pizza Express and close to Marks & Spencer, TK Maxx, Joules and a number of independent traders

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average.



Location

The available offices are situated on Wainwrights Yard just off Stricklandgate in the centre of Kendal. Access to the office is by way of a shared lobby (shared with the Westmorland Gazette and Associated Newspapers who continue to occupy the upper floors of the building) with a secure door entry system. The offices have a glazed frontage to Wainwrights Yard (currently opaque) and this accommodation could be made available together with the adjoining retail unit previously occupied by the Westmorland Gazette if required.

Description

The premises comprise good quality modern ground floor offices with shared wc and the benefit of a car parking space in Entry Lane (further parking spaces could be made available if required). We calculate the property offers the following accommodation:-

Accommodation

Ground floor net internal area	41.62 sq m	(448 sq ft)
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Shared wc

1 No. Car parking space in Entry Lane included – further spaces can be made available if required

Terms

The property is available to let on the basis of a new 5-year lease or longer on a full repairing and insuring basis. No Wainwrights Yard service charge is payable in respect of this unit.

Rent

A commencing rental of £6,000 per annum exclusive of rates and VAT.

Rating Assessment

Not currently separately assessed for rates but we anticipate that on the split, the property will benefit from small business rate relief.

Energy Performance Certificate

To be provided.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

The building is registered for VAT and VAT is therefore payable on rent and any other payments 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.

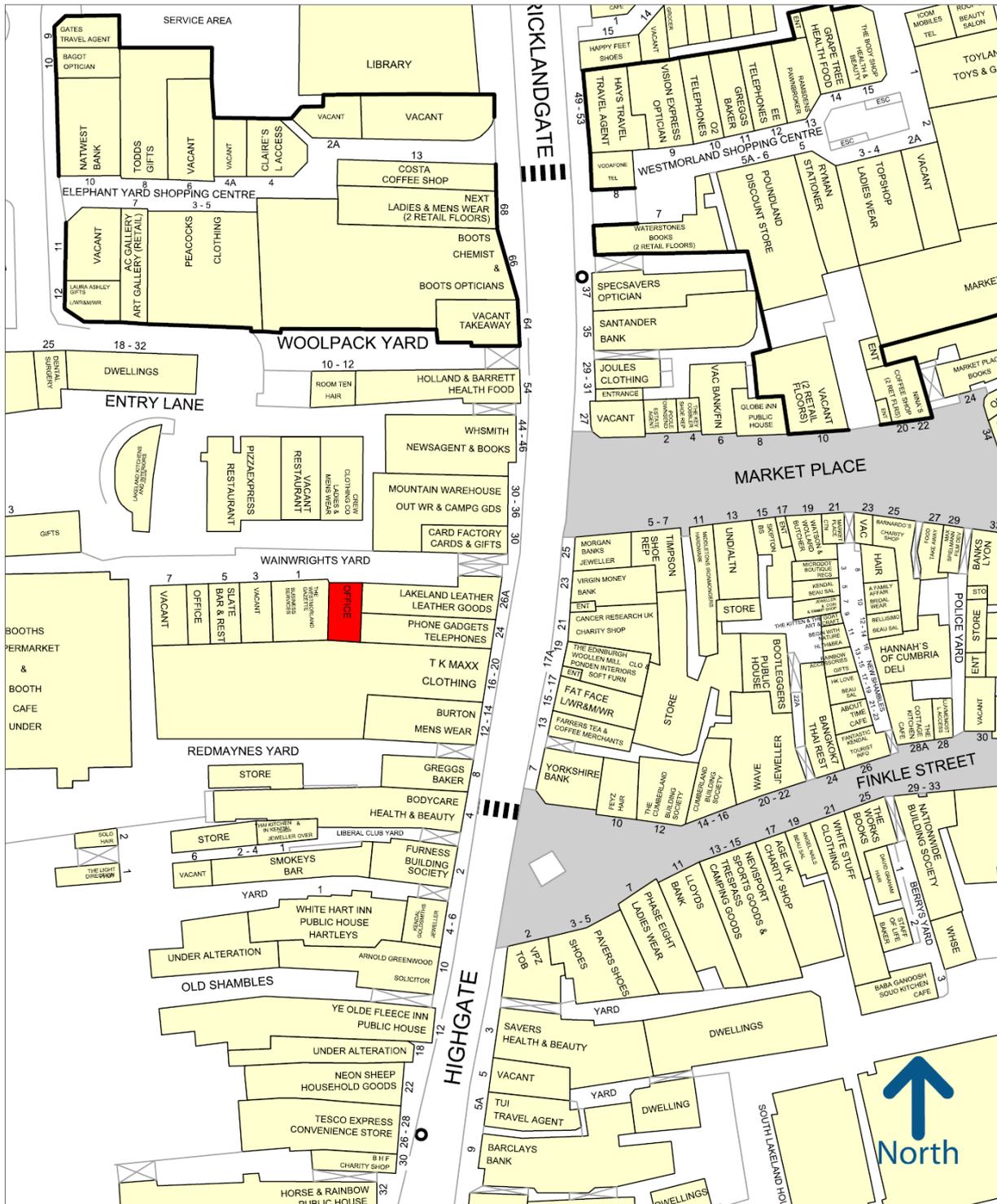
Anti-money laundering

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.

NB: This office suite could be made available in conjunction with 1 Wainwrights Yard (the former Westmorland Gazette retail/office) and further details are available on request

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Plan for identification purposes only

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