

**Attractive riverside office accommodation
with car parking to let on a new lease**

**Former Springboard premises
Beezon Fields
Kendal
Cumbria
LA9 6BD**



Two car parking spaces included within the lease

Kendal is a strong market town situated on the edge of the Lake District and Yorkshire Dales National Parks and is often referred to as the 'gateway to the Lakes'. The town has a resident population of approximately 30,000 but draws on a much wider catchment incorporating surrounding towns and villages and is the administrative centre and a dominant retail centre for the south Lakeland area. Kendal is approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere, 22 miles north of Lancaster, 34 miles from Barrow-in-Furness and 52 miles south of Carlisle. Significant local employers include Anord Mardix, Furmanite, South Lakeland District Council, Lakeland Limited and the agricultural, tourism and distribution centres.



Location

The subject property adjoins premises occupied by Kendal Lads & Girls Club on Beeson Fields, a short distance from Kendal town centre. The premises are close to South Lakeland District Council contract car parking and offer attractive views over the River Kent flowing alongside the premises.

Description

The property comprises recently refurbished offices over ground and first floors and include two car parking spaces.

The property offers the following accommodation:-

Accommodation

Ground floor – Net internal area	35.9 sq m	(386 sq ft)
Wc with wc & whb		
First Floor offices	30.48 sq m	(328 sq ft)
Total net internal area	66.38 sq m	(714 sq ft)

The first-floor offices are currently partitioned into three individual offices.

Services

The property is independently serviced and includes gas central heating.

Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3-yearly rent reviews. The lease will be drawn on an internal repairing and insuring basis, the Tenant reimbursing the Landlord for a proportion of the building's insurance. The Tenant will be responsible for internal decoration and fit-out and the Landlord retains responsibility for the main structure, roof and walls.

Rent

A commencing rental of £6,750 per annum exclusive.

Rating Assessment

To be assessed.

Energy Performance Certificate

The property has an energy performance asset rating of 'C-55'

Legal Costs

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

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

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