

HIGH QUALITY MODERN OFFICES TO LET – ENERGY EFFICIENT WITH GRADE A EPC & SOLAR PANELS

Unit 26, Kirkby Stephen Business Park
St Luke's Rd
Kirkby Stephen
Cumbria CA17 4HT



**Superb new-build offices/business unit in landscaped business park
location in attractive Eden Valley market town**

Kirkby Stephen is an attractive and historic market town, situated in the Upper Eden Valley, and on the edge of the Westmorland Dales part of the Yorkshire Dales National Park, within the North Pennines National Landscape. The town is on the banks of the River Eden, and is famed for being a popular destination on Wainwright's "Coast to Coast" walk from St Bees to Robin Hood's Bay. Kirkby Stephen lies on the A884 road linking the M6 at junction 38 with the A66 Trans-Pennine trunk road at Brough, and therefore offers easy access to the Dales, Lakes, and the North Pennines. There is therefore excellent access to the A66, M6, north, east and south Cumbria and across to Weardale and the surrounding areas.



Location

Kirkby Stephen Business Park is a now well-established modern business part, just off Kirkby Stephen town centre, and close to the Grammar School. Occupiers include trade counter, professional firms, veterinary practice, beauty/health salon and a range of office occupiers. Access is off St Luke's Rd, a short distance from Market Street which runs through the centre of Kirkby Stephen.

Description

The property comprises a high quality new-build office building arranged over ground and first floors, with additional boarded out loft storage. The unit benefits from 2 car parking spaces immediately outside and sits in an attractive landscaped business park setting. There are additional visitors' parking spaces at the estate. The property has painted plaster walls, suspended ceilings with recessed LED lighting and availability of superfast broadband (installation by tenant).

Accommodation

The property offers the following accommodation:-

Ground floor Gross Internal Area	49.14 sq m	(529 sq ft)
First floor Gross internal area	49.14 sq m	(529 sq ft)
TOTAL	98.28 sq m	(1,058 sq ft)

Outside – 2no dedicated car parking spaces
Accessible ground floor WC and high quality kitchen unit

Terms

The property is available on a new 3-year full repairing and insuring lease, or longer, subject to 3 yearly rent reviews.

Rent

Rent in year 1 & 2 £10,540 pa exclusive of VAT and service charge, and £12,648 pa exclusive in year 3.

Service Charge

There is an annual estate service charge for the external areas (2024 - £527 pa + VAT), and an annual insurance premium of £368.90

Rating Assessment

We are advised that the property is yet to be assessed for rates but based upon other assessments at the business park, it is likely to qualify for small business rate relief.

Energy Performance Certificate

The property has an energy performance asset rating of 15-A

Services

The property benefits from solar panels on the roof, mains water, mains drainage and mains electricity. Heating is by way of electric panel heaters.

Legal Costs

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

VAT

The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

Viewing

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

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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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