

10 KENDAL BUSINESS PARK



PARTICULARS OF OFFICE PREMISES AT

10 KENDAL BUSINESS PARK
APPLEBY ROAD
KENDAL
LA9 6EW

TO BE LET ON A NEW LEASE
AVAILABLE FROM JANUARY 2024

SITUATION

The premises are located off Appleby Road (A685), to the north of Kendal town centre, close to the Shap Road (A6). The premises are situated on Kendal Business Park, a well established commercial location. Kendal is a historic town and offers a range of shopping and recreational facilities.

Kendal is conveniently situated, being 20 miles North of Lancaster, 50 miles South of Carlisle and approximately 6 miles from the M6 motorway at Junctions 36 and 37. The town has a

catchment population in excess of 50,000 and tourist trade throughout the year, being known as the Gateway to the Lake District and within reach of the Yorkshire Dales National Park.

DESCRIPTION

The premises comprise modern office accommodation with the ground floor office space including reception area extending to approximately 71sq.m (764sq.ft), kitchen and W.C. facilities.

The four first floor offices extend to approximately 77sq.m (828sq.ft) of modern accommodation. In addition, there is a landing/storage area.

The premises are centrally heated.

ACCOMMODATION

Ground Floor

Entrance Porch

Office 1 7.2m x 6.6m (23'6" x 21'7") max.

Office 2 4.5m x 3.5m (14'11" x 11'6")

Office 3 3.3m x 2.4m (11' x 7'11")

Understairs Store

Kitchen

W.C. facilities

Stairs from entrance porch to

First Floor

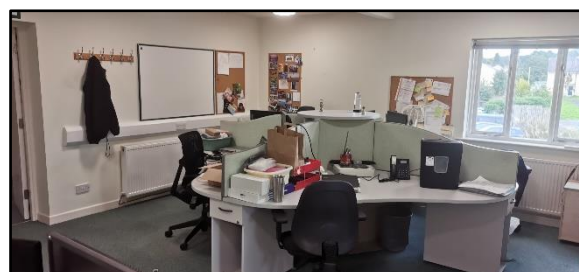
Office 1 7.2m x 5.0m (23'6" x 16'4") max

Office 2 7.2m x 2.7m (23'6" x 8'10")

Office 3 3.3m x 4.5m (11'1" x 14'11")

Office 4 2.7m x 2.5m (8'10" x 8'2")

Store Room



Outside

Car park spaces for a minimum of 5 cars

Access is over a road shared with other users of the Business Park

SERVICES

Mains electricity, water and drainage. Gas fired central heating throughout.

RENT

£18,000 per annum.

LEASE TERMS

The property is being offered on a full repairing and insuring lease for 12 years with 3 yearly rent reviews.

TENURE

The property is leasehold and will be offered on a new 12 year underlease.

RATES

The property has a Rateable Value effective from 1 April 2023 of £15,500 and is described as offices and premises.

The Small Business Multiplier for the current year (2023/2024) is 49.9p.

EPC

The property has an energy rating of E

VIEWING

Strictly by appointment only.

VAT

All figures quoted are currently exclusive of VAT. The landlords have not currently elected to waive the exception to charge VAT on the rent but reserve the right to do so in the future.

COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the transaction.

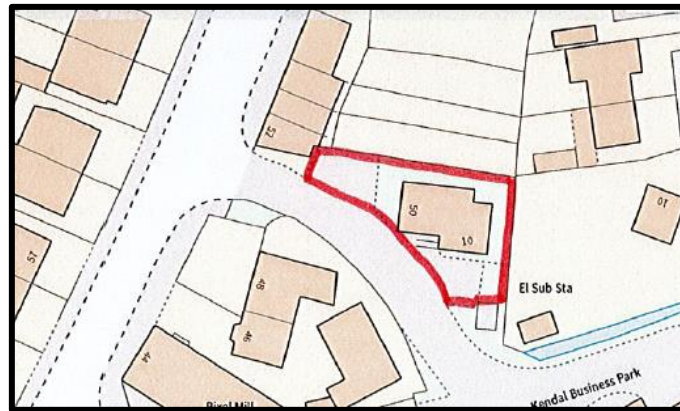
NOTE

As required by The Estate Agency Act 1979, prospective lessees are advised that the property is owned by the parent company of NWA Professional.

MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars, but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

SITE PLAN



LOCATION PLAN

