

MODERN BUSINESS OFFICES 124 HIGHGATE KENDAL

Modern Business Offices ranging
from 10 sm to 74 sm to let in
Kendal Town Centre

124 HIGHGATE, KENDAL, CUMBRIA, LA9 4HE

agency and estates management:

- property agency
- planning consultancy
- land surveying
- rating and valuation
- estate management
- compulsory purchase
- rural management



Contact: Economic Development Team at SLDC

Tel: 01539 793280

E-mail: econ.dev@southlakeland.gov.uk

- partnerships and joint ventures • integrated design services • surveying and maintenance
- management and consultancy • agency and estates management

NPS Group, Aynam Mills, Little Aynam, Kendal, Cumbria, LA9 7AH
www.nps.co.uk

124 Highgate, Kendal LA9 4HE

location

The building is located in a prominent position with frontage to Highgate, the main traffic route through Kendal Town Centre. The building is at the entrance to the Brewery Arts Centre, Kendal Squash Club and a large pay and display car park. Other neighbours include office, retail and professional.

description

The property is a modern two-storey office building with rear extension and private car park.

It will be refurbished prior to letting.

Individual business suites served by a common reception entrance point will be available to let from November 2015.

Individual car parking spaces will be available upon application.

services

The building is connected to the mains for electricity, water and sewage. A mains gas terminal exists within the building and may be utilised for the new heating system as part of the refurbishment.

accommodation

Ground Floor	Rent pa	Areas
Suite 1	Reserved	16.6sm (179sf)
Suite 2	Reserved	20.9sm (225sf)
Suite 3	Reserved	15.0sm (161sf)
Suite 4	£1740	10.7sm (115sf)

First Floor		
Suite 5	£12000	73.5sm (791sf)
Suite 6	Reserved	11.6sm (125sf)
Suite 7	£3960	24.7sm (266sf)
Suite 8	Reserved	19.8sm (213sf)
Suite 9	Reserved	10.0sm (108sf)
Suite 10	Reserved	13.2sm (142sf)

Car spaces £300 each

The units are available either individually or combined if required. The offices will be let on easy-in, easy-out tenancies on flexible terms. Please note that the quoted rents are inclusive of heat and light and power, repairs and decorations, premises insurance, cleaning of common parts, external window cleaning and management.

Tenants will be responsible for internal cleaning and internal window cleaning, contents insurance and data and communications systems.

refurbishment works include

- new reception
- double glazing
- new kitchens
- new meeting rooms
- remodelling of suites
- new heating system
- redecoration and carpeting

business rates

To be assessed per unit occupied. The tenant will meet the rates payments but small business relief may be available subject to status.

legal costs

Each party will be responsible for the payment of its own legal fees.

vat

all prices, rentals and outgoings are quoted exclusive of VAT which will be levied at the standard rate.

epc

The building has a current Non-Domestic Building Energy Performance Certificate number 0791-9984-3430-0600-8903 with an E rating. A copy of the EPC can be obtained from

<https://www.epcregister.com/>

viewing

By arrangement with the owners – Economic Development Team at SLDC on 01539 793280.

health and safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither NPS Group nor SLDC can accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

particulars prepared

These particulars were correct as at 20 August 2015.

South Lakeland District Council is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act 2003 and 2007 to verify the identity of the purchaser of any description whenever a transaction involves accepting a total payment of approximately £15,000 or more.

Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.