

To Let

Office Space Available

**Lambert
Smith
Hampton**



Office Space at Cumbria Tourism Building, Windermere Road, Staveley, Kendal, Cumbria LA8 9PL

To Let: Office Space, First Floor

- Approx. 323 sq ft (30 sq m)
- Off Windermere Road, between Windermere and Kendal
- Rent: £6,460 per annum + VAT (£538 + VAT per month)
- Annual tenancies available

For further information and viewing arrangements please contact:

Phil Hunter
01539 760797
pxhunter@lsh.co.uk

01539 760790
www.lsh.co.uk

Lambert Smith Hampton
Suite 1
Cumbria Tourism Building
Staveley
LA8 9PL

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GENERAL

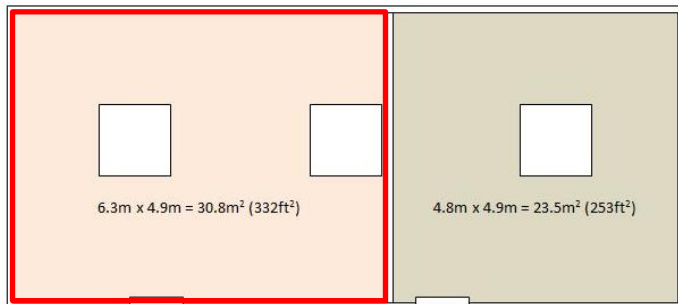
The main building is an attractive modern stone and slate building with adequate off street parking.

The office space is located on the first floor within the Cumbria Tourism Building on the road running through Staveley.

We have recently let some of the space. The space that remains is 323 sq ft. This space would be perfect for somebody looking to move out of a home office and into some commercial space within an energetic business environment which the Cumbria Tourism Building provides.

SERVICES

The office includes desks, chairs, cupboard storage, electricity, heating, business rates, use of communal kitchen & bathroom facilities, half-day conference room use per month, off-street parking and a reception to welcome visitors.



LOCATION

The property is situated in Staveley just off Windermere Road and only 5.7 miles from Kendal.

TERMS

The office will be let on a flexible term with a one year minimum at a rent of £538 + VAT per month.

LEGAL COSTS

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

VIEWINGS

By appointment with Lambert Smith Hampton. Please contact: Juliette Sidi (07702806859)

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and recent utility bill.

COMMERCIAL LEASE CODE

The Code of Practice on Commercial Leases in England and Wales recommends that you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement

October 2020

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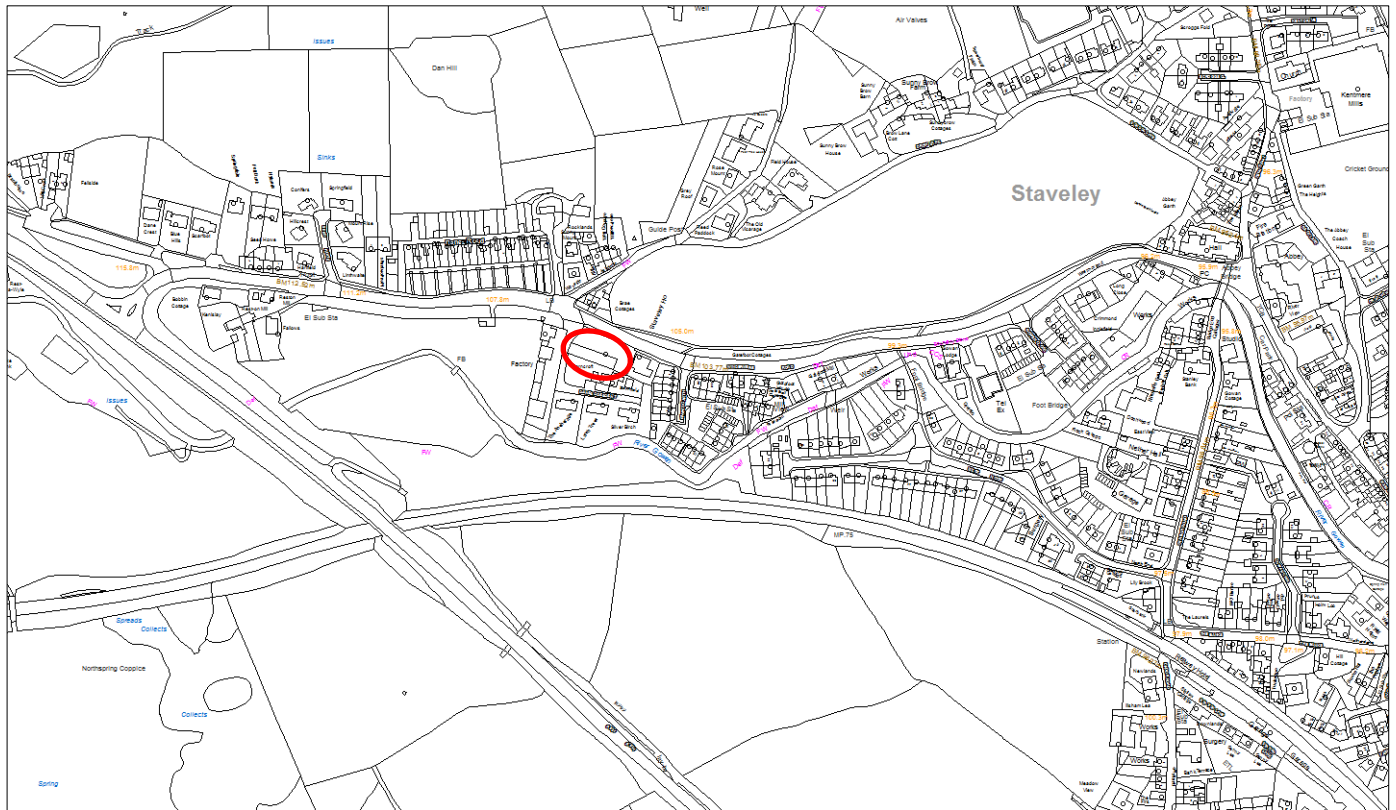
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LOCATION OF CUMBRIA TOURISM BUILDING



Misrepresentation Act

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