

TO LET Kendal Town Centre Office

Sand Aire House
Stramongate
Kendal LA9 4UJ

Edwin
Thompson



- Strategically located in Kendal Town Centre
- An attractive Grade II Listed architecturally designed office premises
- Office Suites available from 14.89 sq m (160 sq ft) to 99.77 sq m (1,074 sq ft)
- Rents from £2,000 per annum exclusive

Ref: W1078D

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LOCATION

The office suites are situated on the corner of Stramongate and the A65 in Kendal town centre, Cumbria in the north west of England.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundary of the Lake District National Park only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 28,586 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere.

Oxenholme Train Station which is situated on the West Coast main railway line is located 4 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Stramongate is one of the main routes leading into Kendal from the north and running from Wildman Street and the A6 Shap Road which travels on the Kendal one way system into the town centre. Junction 36 of the M6 is less than 8 miles away reached via the A5684 Windermere Road which in turn connects with the A591 or the A65 and A6 Milnthorpe Road again connecting up with the A591.

DESCRIPTION

Sand Aire House was designed by Kendal's leading architect George Webster and provides an attractive 19th Century traditional limestone building. The property is constructed over 3 levels and split into a number of wings and self-contained offices with a large welcoming ground floor lobby, communal kitchens and toilet facilities.

The accommodation provides a mixture of well presented open plan and cellular offices and incorporating original characteristics such as high ceilings, picture rails and large windows attracting a good level of natural light.

Suite 1, Office 2 has recently undergone recent refurbishment work including, re-decoration, new carpeting and renewed timberwork. The ground floor communal kitchen and toilet has also recently been renewed and refurbished in 2018.

Suite 3, can either be let as a whole or it can be subdivided into 3 smaller offices.

ACCOMMODATION

The available accommodation provides the following approximate net internal areas:

Suite 1, Office 2	14.89 sq m (160 sq ft)
Suite 3, Office 1	40.31 sq m (434 sq ft)
Suite 3, Office 2	28.59 sq m (308 sq ft)
Suite 3, Office 3	30.87 sq m (332 sq ft)

LEASE TERMS

The premises are available by way of a new lease for a number of years to be agreed, at the following rentals:

Suite 1, Office 2	£2,000 per annum
* Suite 3, Office 1,2 & 3	£8,000 per annum

*Suite 3, can either be let as a whole or it can be subdivided into 3 smaller offices.

SERVICE CHARGE

There is a service charge levied to recover the cost of the external repairs, management and upkeep of common areas at Sand Aire House. Further details are available upon application.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that Suite 1, Office 2 and 3 have a Rateable Value of £4,200 and will therefore need to be re-assessed. Suite 3, has a Rateable Value of £6,900.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 08450504434.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

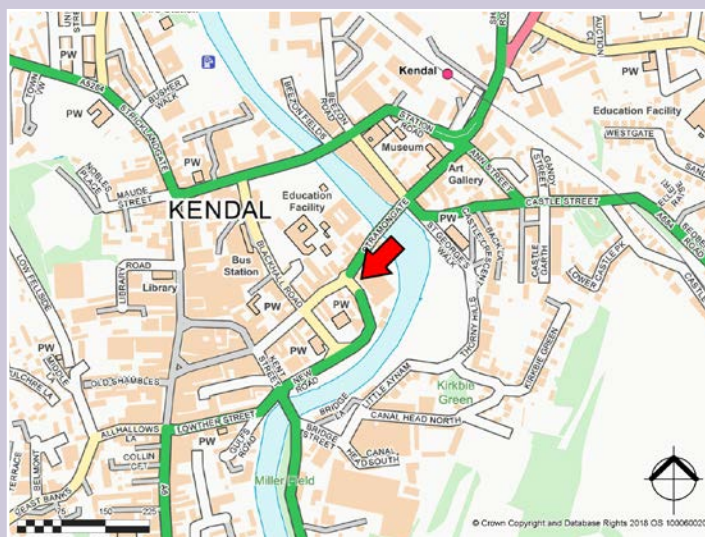
The property is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

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