

# KENDAL –



Brady Chartered Surveyors

## REFURBISHED OFFICES TO LET Units 21 & 22, LA9 7FH

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Images of Curtin showing Landlord fit out



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**LOCATION / DESCRIPTION** – Kendal is one of the most important towns in the Lake District with 90,000 residents within 30 minutes drive time. It is 15 minutes from Junction 36 of the M6 motorway and 20 minutes from Lake Windermere. K Village is situated just to the South of the Town Centre fronting the inner ring-road in a beautiful location adjacent to the River Kent. The scheme is being remodelled to accommodate a 69 room Travelodge, which is scheduled to open late 2020. The upper floors accommodate 90 apartments. To the Riverside walkway the former retail units are being refitted to provide new office suites, similar to the recently opened 'Curtins' offices. Indicative pictures of which are shown attached. The offices will also be provided with staff parking to the underground car park.

Units 21 and 22 overlook the River and their extensive glazed frontage provides a light and airy Space. This will be refitted to provide raised access flooring, air conditioning, new WC facilities and staff kitchenette all decorated internally and externally to the occupiers requirements. An indicative layout is attached.

**ACCOMMODATION** – From plans provided the subject premises will have the following approximate ground floor area following the Landlords works to extend the unit into the former adjacent mall:-

Internal Width	17.86 m	58 ft 7 ins
Office Depth	14.09 m	46 ft 3 ins
Ground Floor Gross	275 sq.m.	2,960 sq.ft.
Ground Floor Net	248 sq.m.	2,667 sq.ft.

*Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves.*

**LEASE TERMS / TENURE** – £29,950 per annum exclusive.

**EPC** – An EPC will be provided on completion of the Landlords works.

**SERVICE CHARGE** – The budget service charge for 2018/2019 is £11,840 per annum. This covers external repair and decoration and upkeep of the communal areas.

**RATING ASSESSMENT** – The current rateable value is £16,250, however the unit is being reconfigured by removal of the accommodation and an extension to the side.

**LEGAL COSTS** – Each party are to bear their own legal costs incurred in the documentation of this transaction.

**VIEWING** – Strictly by appointment with John Brady or Sarah Jones of this office.

**For details of other properties our web-site address is - [www.bradys.co.uk](http://www.bradys.co.uk)**

**MISDESCRIPTION** - The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.

DETAILS AMENDED : January 2020

