

TO LET First Floor Offices

Shap Road
Kendal
Cumbria
LA9 6BZ

Edwin
Thompson



- Attractive First Floor Office Accommodation
- Recently Refurbished
- Occupying a Strategic Location on Shap Road to the North of Kendal Town Centre
- Total Approximate Net Internal Area 85.91m² (925 sq ft)

Rental - £10,000 per annum exclusive

Ref: M1298

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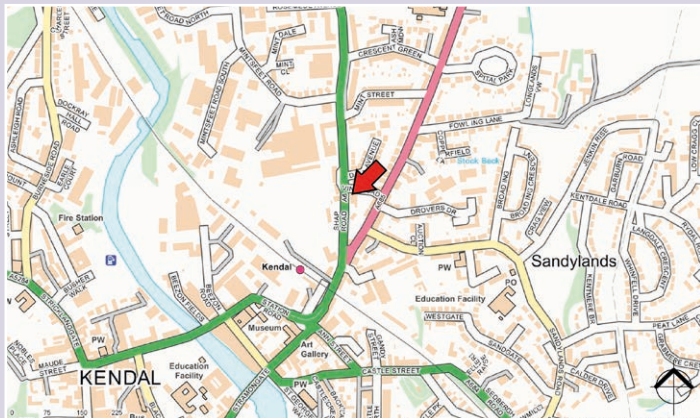
LOCATION

The subject property occupies a high profile position on the eastern side and southern extent of Shap Road to the north of Kendal town centre, Cumbria in the North West England.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundaries 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 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere and the gateway to the Lakes which has recently gained World Heritage status. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic.

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).

The A6 Shap Road provides a direct route south into Kendal town centre and onto Junction 36 of the M6, 8 miles away. The A6 travels north to Shap and Junction 39 of the M6, circa 15 miles away. The location is established as one of the main trading locations in Kendal providing a mixture of warehouses, offices, car showrooms and trade counter properties with nearby occupiers including Webbs of Kendal and Inkwood Interiors. A short distance to the north is Mintsfeet Industrial Estate with occupiers including Screwfix, Howdens, Travis Perkins, The Builders Supply Company Suzuki and Vauxhall.



DESCRIPTION

The property is accessed from Shap Road and comprises a semi-detached brick built building which is rendered and pebble dashed at upper floor level and is beneath a pitched felt roof.

The first floor offices are accessed via an independent staircase and benefit from 3 individual office areas, kitchen and WC's. The first floor accommodation has recently been refurbished and comprise of plaster painted walls and ceiling, carpeted floors, ceiling lights and double glazed windows which give views of the hills beyond.

ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

First Floor Offices	85.91m ²	(925 sq ft)
Total Approximate Net Internal Area	85.91m ²	(925 sq ft)

SERVICES

The property is connected to mains electricity, gas, water and the mains drainage/sewage system.

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a number of years to be agreed and at a rental of £10,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £4,850.

Prospective tenants should check that exact rates payable with South Lakeland District Council – Tel 01539 793245.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

LEGAL COSTS

Each party is 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:

Joe Ellis – j.ellis@edwin-thompson.co.uk
Suzie Barron – s.barron@edwin-thompson.co.uk

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Windermere

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