

Office

Hyde Harrington



To Let

Office Suite 5
Highgate
Kendal
LA9 4HL

218 - 218 Sq Ft
20.25 - 20.25 Sq M

Key Features

- Refurbished period office suite
- Town centre location
- Car parking available
- £4400 pa inclusive of services.



Description

Recently refurbished to a high standard but retaining many original features the property consists of 8 letting rooms over 3 floors.

Room 5 is a spacious room allowing a flexible layout for desks or IT equipment with its 6 double data point and electrical sockets around the room.

Being on the first floor gives the room more privacy with views over Captain French Lane. The window also has shutters for security or privacy.

There is a door which allows a direct connection with Room 4 should this be required. When not in use this door is locked and sound proofed for confidentiality.

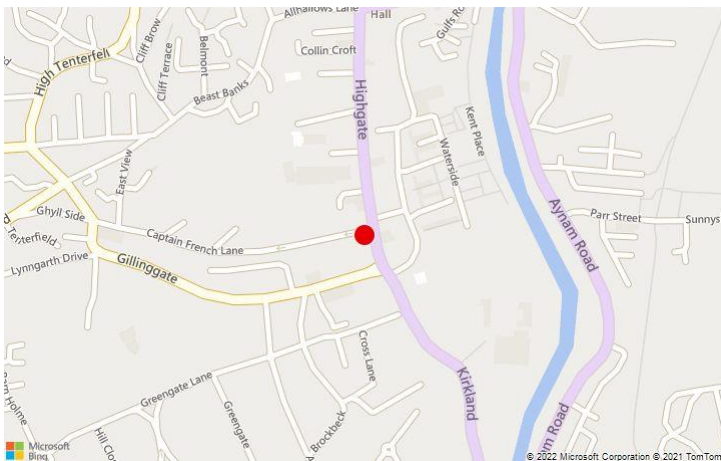
An alcove can but used for IT equipment, filing cabinets or have shelves erected for more flexibility.

This room is available for £4400 per annum to include the utility bills (Gas, Water and Electric) .

The building benefits from microwave broadband supplied by Kencomp Internet. This allows unrivalled upload and download speeds at competitive prices. Please see Phone and Data details.

Location

Located on Highgate, this prominent building is on the main route into Kendal Town Centre. Although offering its own car parking the property also benefits from being close to a number of public car parks. These office facilities are situated only a few minutes walk from the town centre Junction 36 of the M6 is approximately 23 miles to the south with Junction 37 approximately 20 miles to the north.



Accommodation

	Sq Ft	Sq M
Room 2	218	20.25

Total	218	20.25
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Services

All mains services are laid on to the property.

Business Rates

We are awaiting the rating assessment however small business rate relief may be available subject to status.

Terms

The office suite is available to let on a new lease for a term of years to be agreed at £4400 pa inclusive of services.

EPC

Energy Performance Asset Rating: C

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT is not payable on the rent.

File Ref: 11012K Details prepared

Hyde Harrington

Viewing and further information:

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.