

Office

Hyde Harrington



To Let

Office Suite 7
Highgate House
Highgate
Kendal
LA9 4HL

237 Sq Ft
22.02 Sq M

Key Features

- Refurbished period office suite
- Town centre location
- Car parking available
- £4800 pa inclusive of services



Description

****INGOING INCENTIVE****

The office is available with free parking for 1 year if a 3 year lease is taken.

Room 7 Highgate House is a spacious office with dual aspect overlooking the pleasant courtyard to the rear of the property. The room offers a flexible layout option with 6 double data points within.

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

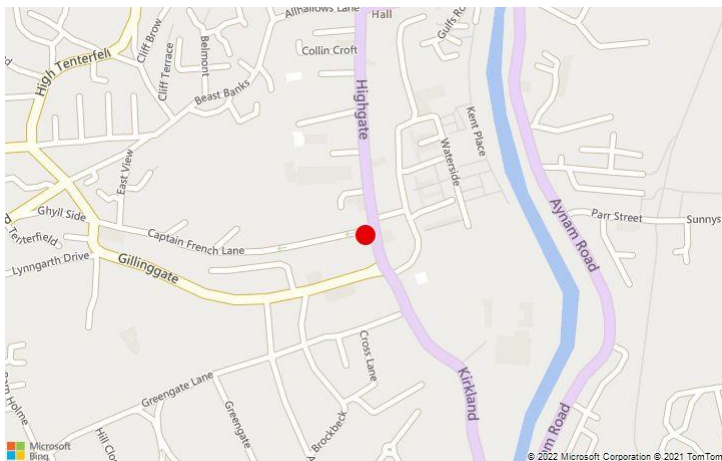
All office spaces have the benefit of superfast broadband supplied by Kencomp Internet.

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 7	237	22.02
Total	237	22.02



Services

All mains services are connected to the property.

Business Rates

We are awaiting details of the business rates however small business rate relief may be available.

Terms

The office is available to let for a term to be agreed at an asking rent of £4800 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: Details prepared July 2022

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.