

Office

# Hyde Harrington



To Let

Room 6  
Stramongate  
Kendal  
LA9 4BH

180 Sq Ft  
16.72 Sq M

## Key Features

- Refurbished period office suite
- Parking available
- Available from August 2022
- £3800 pa Inclusive of services.

# Room 6, Stramongate, Kendal , LA9 4BH

## Description

\*Available August 2022\*

A spacious office room situated on the ground floor of the period Grade II listed building with windows to the front of the building. Offering space for two desks/treatment beds.

All rooms have electronic secure front door communication and the potential to have broadband packages from £25 per month.

Parking is also available at the property by separate negotiation for £800 per space.

## 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 away 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

Room 6 180 sq ft

Total 180 sq ft



## Services

All mains services are laid on to the property.

## Terms

The property is available to let on a new lease on an all inclusive basis at an asking rent of £3800. To include electric, heat, water and cleaning of the common parts.

## 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 rents

File Ref: 11309K Details prepared May 2022

## Hyde Harrington

Viewing and further information:

Caroline Millar  
carolinemillar@hydeharrington.co.uk  
91/93 Stricklandgate  
Kendal  
LA9 4RA  
01539 740500

[www.hydeharrington.co.uk](http://www.hydeharrington.co.uk)

### 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.