

# Office

# Hyde Harrington



## To Let

Room 9  
Stramongate  
Kendal  
LA9 4BH

122 - 122 Sq Ft  
11.33 - 11.33 Sq M

## Key Features

- Quality refurbished office space
- All inclusive rents
- Town centre location
- £2600 pa inclusive



**Stramongate House**  
Floor 11.33 Sq Ft (11.33 Sq M) - 11.33 Sq Ft (11.33 Sq M)  
©2018 every plan has been made to provide the best possible view of the property. All dimensions, including, but not limited to, are approximate and should not be used for any purpose. The property is shown for information only and is not intended to be used for any purpose. The property is shown for information only and is not intended to be used for any purpose. The property is shown for information only and is not intended to be used for any purpose.

# Room 9, Stramongate, Kendal, LA9 4BH

## Description

Refurbished period office space within Stramongate House. Stramongate House is a Grade II listed landmark building in the centre of Kendal. The property is a fine period stone built office with accommodation to three floors plus useful basement and attic. Stramongate House offers individual letting rooms on an all inclusive basis. The offices have a welcoming reception area and shared WC facilities and kitchen.

This room is light, airy and quiet, situated to the rear on the first floor of this beautiful Georgian building.

At 3.8m x 3.0m this room is perfect for a single office or for 2 small desks.

Extra storage is available in the loft areas if required.

Potential for leasing parking places to the rear of the property.

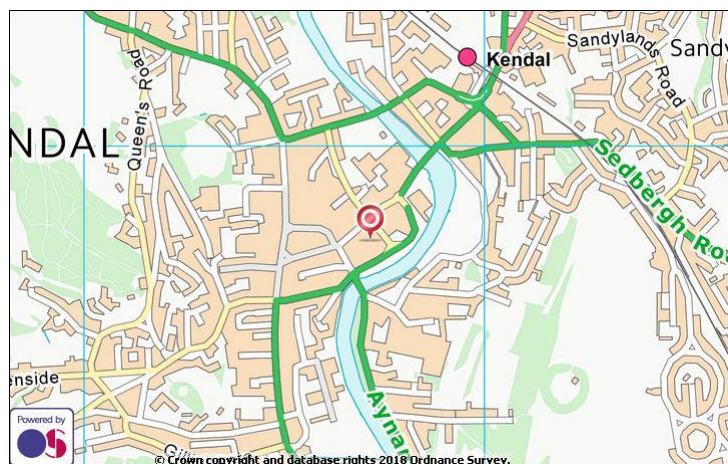
All rooms have electronic secure front door communication and the potential to have broadband packages from £25 per month.

## Location

The property occupies a prominent position on Stramongate in a mixed land-use area of Kendal with retail, offices and residential apartments.

## Accommodation

	Feet	Metres
Room 9	122	37.82
Total	122	37.82



## Services

All mains services are laid on to the property.

## Terms

Available to let for a term of years to be agreed and on an all inclusive basis (to include utility bills).

## EPC

Energy Performance Asset Rating: E

## Legal Costs

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

## VAT

VAT is not payable on the property.

File Ref: 11319K Details prepared August 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.