

TO LET – RURAL ENTERPRISE OFFICES

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CLAWTHORPE HALL BUSINESS CENTRE, LA6 1NU

01228 544733

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CLAWTHORPE HALL BUSINESS CENTRE

Burton in Kendal, LA6 1NU

Offering a rural enterprise solution for progressive business operations Clawthorpe Hall delivers flexible accommodation for business of all forms and size. Stone built in form, this well constructed modernised premises offers productive space where unit holders can collaborate, develop partnerships and accelerate growth.

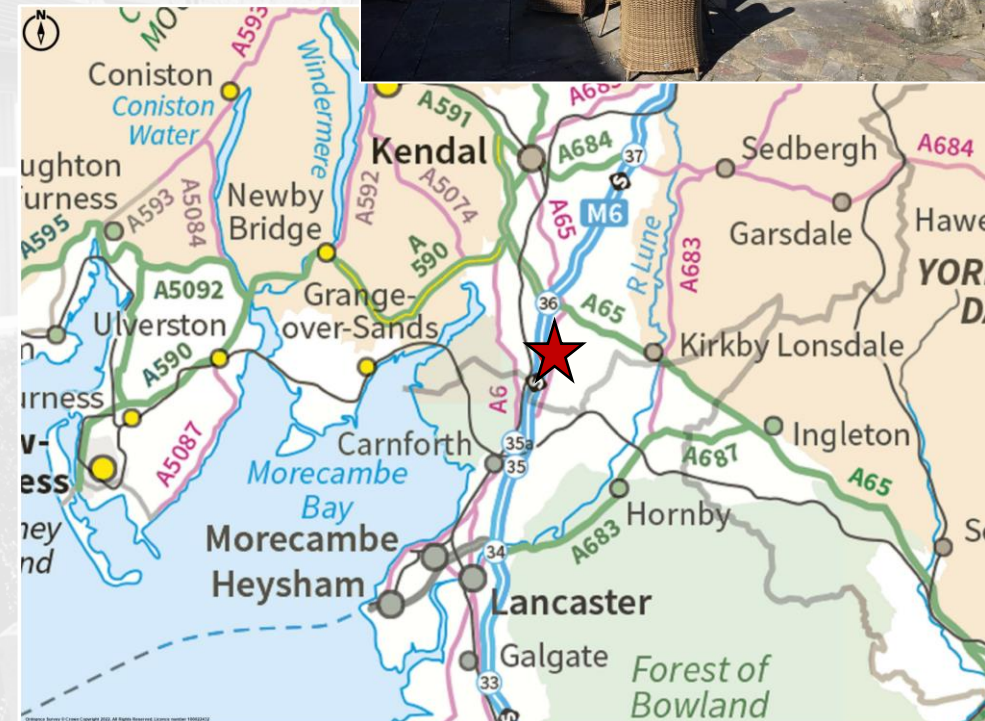
The facility offers 27 units, a shared conference space, one to one meeting rooms, generous car parking space, secure storage facility and container storage. The centre is home to Spotty Dog Childrens Centre.

LOCATION:

Situated to the north of Burton in Kendal, Clawthorpe Hall is 5mins south of J36 on the M6 motorway at its intersection with the A65, and 7mins north of J35 of the M6 motorway and its intersection with the A6.

Carnforth railway station is 15mins south, this linking to Manchester city centre and airport within 1hr 20mins; in turn this service allows easy access to Lancaster, Preston, Bolton, Wigan and Warrington. To the north is Oxenholme the Lake District railway station, this being a west coast mainline facility, London and Birmingham being accessible within 3hrs.

Lancaster is 20mins south, Kendal 20mins north, Kirby Lonsdale 20mins east, with Carlisle and Barrow in Furness being 55mins north and west via the M6 and A590 corridors.



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SERVICES & AVAILABLE ACCOMMODATION:

The property is connected to mains gas, water, drainage and electricity. Offices are sub metered for consumption. Full-fibre internet connection is available via B4RN, this service delivering upto a 100mb service; connection by way of separate agreement. VOIP is available on request. Other services may apply on request.

• The Courtyard:

Self contained offices accessed off a common landscaped courtyard and reception hallway. Each unit contains its own kitchen space, wc and pleasant outlook. Terms on application :-

- Unit 10 22. 27 Sq m (240 Sq ft)
- Unit 11 39.35 Sq m (423 Sq ft) **(now let)**
- Unit 5 32. 72 Sq m (352 Sq ft)
- Unit 9 34.00 Sq m (366 Sq ft)

• Windermere House:

A modern form of office accommodation offering office suites off a shared reception area with lift to upper floor level. Each suite holds exclusive kitchenette and wc facility. Terms on application :-

- Unit 23 58. 13 Sq m (626 Sq ft)
- Unit 22 47. 12 Sq m (507 Sq ft)
- Unit 24 58. 13 Sq m (626 Sq ft) **(Under Offer)**
- Unit 25 47. 12 Sq m (507 Sq ft) **(Under Offer)**



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AMENITY:

Burton in Kendal has the benefit of a well stocked convenience store and Post Office counter service, a mobile Library, fish and chip and pizza takeaway service. There is a well-regarded primary school, and regular express bus service connecting Lancaster in the south with Kendal in the north.

Surrounding occupiers include United Utilities, North West Auctions, Tarmac LaFarge, Rickerby, J36 Rural Auction Centre, Cornthwaite Agriculture Ltd, Ducketts Building Services.

ESTATE & SITE OWNERS:

A small estate charge is applied to each letting occupation and this provides services of common lighting, gardening, drainage and water, as well as a litter pick and separated waste management. Details are available on application to the agent.

Duckett Building Services are a family-owned building firm which reaches across three generations, they are the schemes host at Clawthorpe Hall. Their personalised approach and welcoming attitude means that occupiers across the facility are warmly received and, proactively connected to an extended network - cross pollination workflow regularly occurs.

BUSINESS RATES:

Office spaces are separately rated, this means occupiers who hold a single commercial occupation may benefit from small business rates relief, meaning that rates may not be payable. Details of each suites assessment are available upon application with the agent.



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TERMS:

Suites are available on all-inclusive terms, 3 and 5yr terms. Shorter more flexible occupations are available upon application. Rents commence from £55 per week + VAT (extra services required by occupier are an additional expense on request; for example internet, waste hygiene, voip call, other).



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VEIWINGS:

Strictly via the agent.



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1. the particulars are set out as an outline and general guidance for any intended purchaser or lessee and do not constitute, nor constitute part of, an offer of contract;
2. all description, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each;
3. No person in the employment of the Carigiet Cowen Ltd has any authority to make or give any representation what ever in relation to this property.