



TO LET

Shap Road
Kendal
Cumbria
LA9 6BZ

Self-Contained First Floor Offices

- Occupying a Strategic Location on Shap Road, Kendal
- First Floor Offices 87.5 sqm (942 sq ft)
- In Excellent Condition
- Rental - £10,000 per annum exclusive

LOCATION

The property occupies a high-profile position at the southern end of Shap Road in Kendal.

Kendal is the principal town of South Lakeland and is situated just outside the Lake District National Park, only 6 miles from Junctions 36 and 37 of the M6 Motorway.

The A6 Shap Road provides a direct route south into Kendal town centre or north to Shap and Junction 39 of the M6, circa 15 miles away.

The location is established as one of the main trading locations in Kendal providing a mixture of warehouses, offices, showrooms and trade counter properties with nearby occupiers including Webbs and Inkwood Interiors.

A short distance to the north is Meadowbank Business Park with occupiers including NFU Mutual, Kencomp Internet and RG Parkins Limited.

DESCRIPTION

The property is accessed from Shap Road and comprises a semi-detached brick built building which is rendered and pebble dashed at upper floor level and is beneath a pitched felt roof.

The first floor offices are accessed via an independent staircase and benefit from 3 individual office areas, kitchen and WC. The first floor accommodation has been refurbished and comprises of plaster painted walls and ceiling, carpeted floors, ceiling lights and double glazed windows which give views of the hills beyond.



ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

First Floor Offices
87.5m² (942 sq ft)

SERVICES

We are advised that all mains' services are connected. However, prospective occupiers are advised to make their own investigations as to their state and condition.

BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following:

First Floor Rateable Value: £4,850

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk.

TENURE & RENTAL

The premises are available by way of a new Full Repairing & Insuring lease for a number of years to be agreed and at a rental of £10,000 per annum exclusive.

EPC

The property has an Energy Performance Rating of C and a copy of the certificate is available on request.

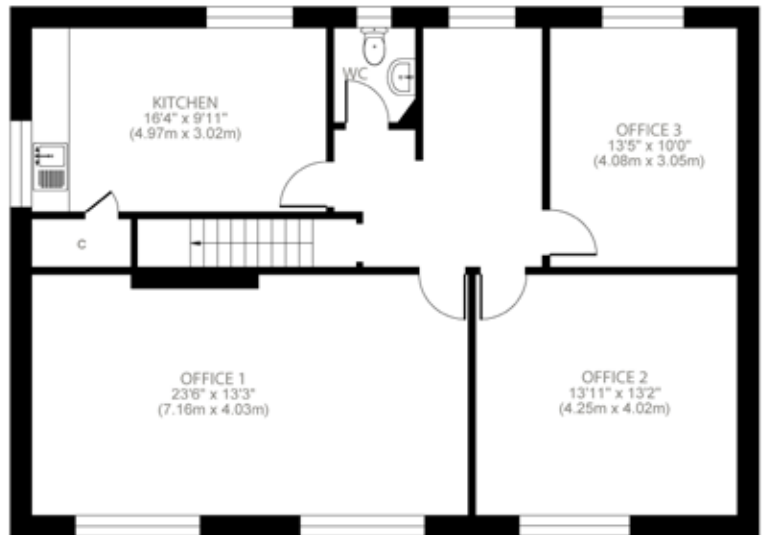
LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

VIEWING

All viewings should be made through the sole agent, Carter Jonas. Please contact Suzie Barron to arrange.

T: 01539 722592 | M: 07342 701093
E: suzie.barron@carterjonas.co.uk



FIRST FLOOR

FURTHER INFORMATION

Should you require further information please contact Suzie Barron.

carterjonas.co.uk

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Carter Jonas

IMPORTANT INFORMATION

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