

# DM HALL

## To Let

Office/Studio Premises  
over 3 floors with  
Parking - £8000 per  
annum

14 Sandes Avenue,  
Kendal, LA9 4SG



568 sq ft  
(52.77 sq m)

- Over 3 Floors
- Parking
- Town Centre Location
- 570 Sq Ft
- £8000 per annum

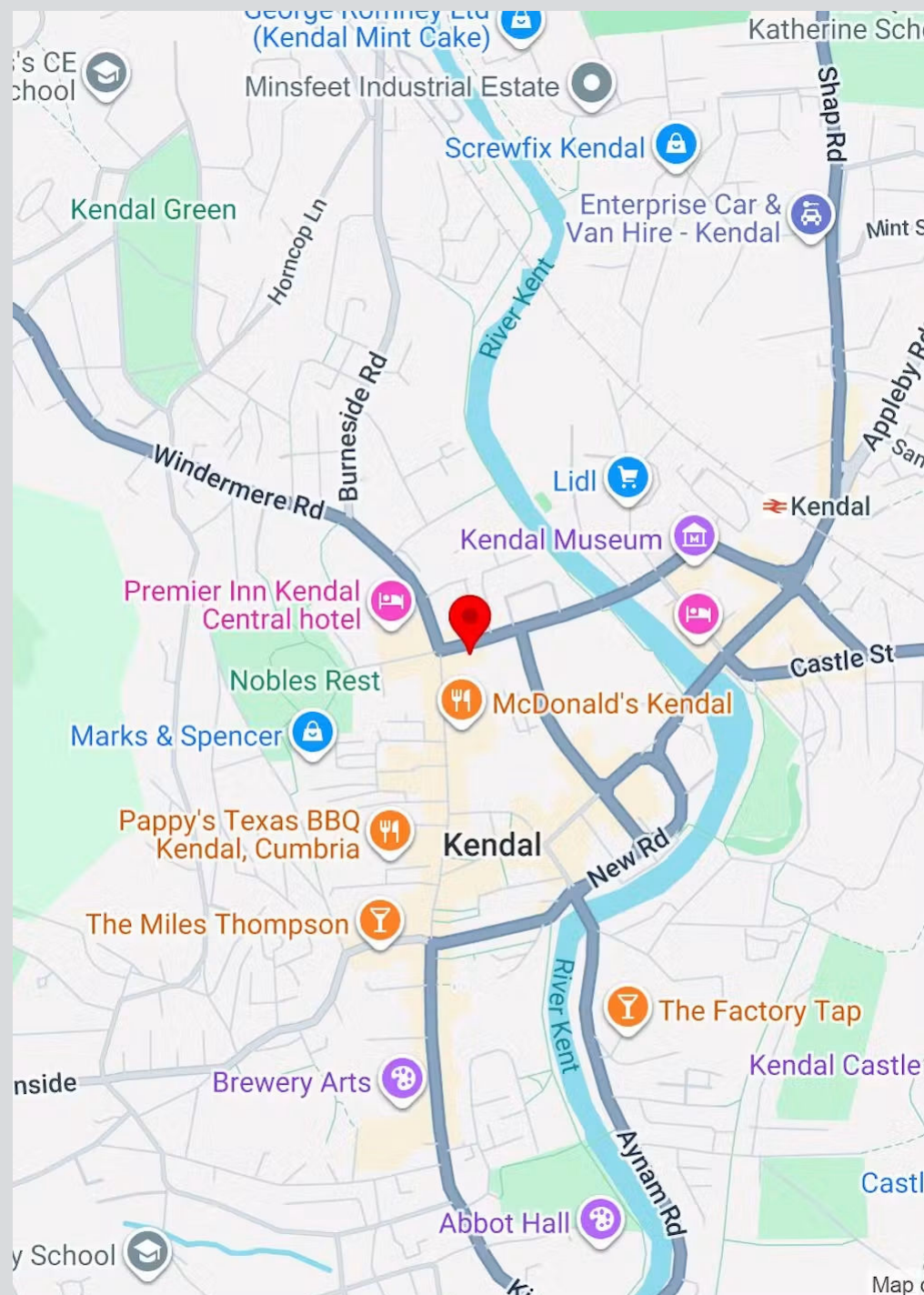
## DESCRIPTION

Situated just off the main road on Sandes Avenue, this self-contained commercial property has most recently been used as treatment rooms/consulting rooms but would also be well suited to office or studio use.

Accessed via a private entrance from the car park, the accommodation is arranged over three floors. The ground floor comprises a welcoming reception area, a small kitchenette, and a private office or treatment room. Stairs lead to the first floor, which provides additional office space, while a further staircase gives access to the third floor, offering useful storage accommodation.

Although the property would benefit from some upgrading, it presents an excellent opportunity for an incoming tenant to refurbish and fit out the space to suit their own business requirements.

The property also benefits from a designated parking space located directly in front of the entrance, providing convenient access for staff and visitors.



## LOCATION

Located just off Sandes Avenue in Kendal town centre, the property is situated within a private car park, offering both convenience and privacy. It benefits from easy access to a wide range of town centre amenities while also enjoying a secluded setting, creating an ideal environment for a variety of business uses.

Kendal, widely recognised as the Gateway to the Lakes, has a resident population of approximately 30,000 and serves a significantly wider catchment area across South Lakeland and the Lake District.

The surrounding area comprises a mix of established retail, leisure and professional occupiers, including Sports Direct, Kwik Fit and Thomson Hayton Winkley Solicitors.

## EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party to bear their own costs



## VAT

Not applicable

## NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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# Make an enquiry

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**DM HALL**



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