

# DM HALL

## To Let

Unit 10 Lane House  
Barns - Newly Built  
High Spec  
Showroom/Office/HQ,  
excellent location with  
parking.

Unit 10 Lane  
House Business  
Park, Kendal Road,  
Kirkby Lonsdale,  
LA6 2HH



1,676 sq ft  
(155.71 sq m)

- Highly Desirable Location
- Could be used as Showroom, Office or HQ facilities
- Ready to fit out to ingoing tenant's requirements
- Build to a High standard with the benefit of plenty of Parking
- £30000 per annum

## DESCRIPTION

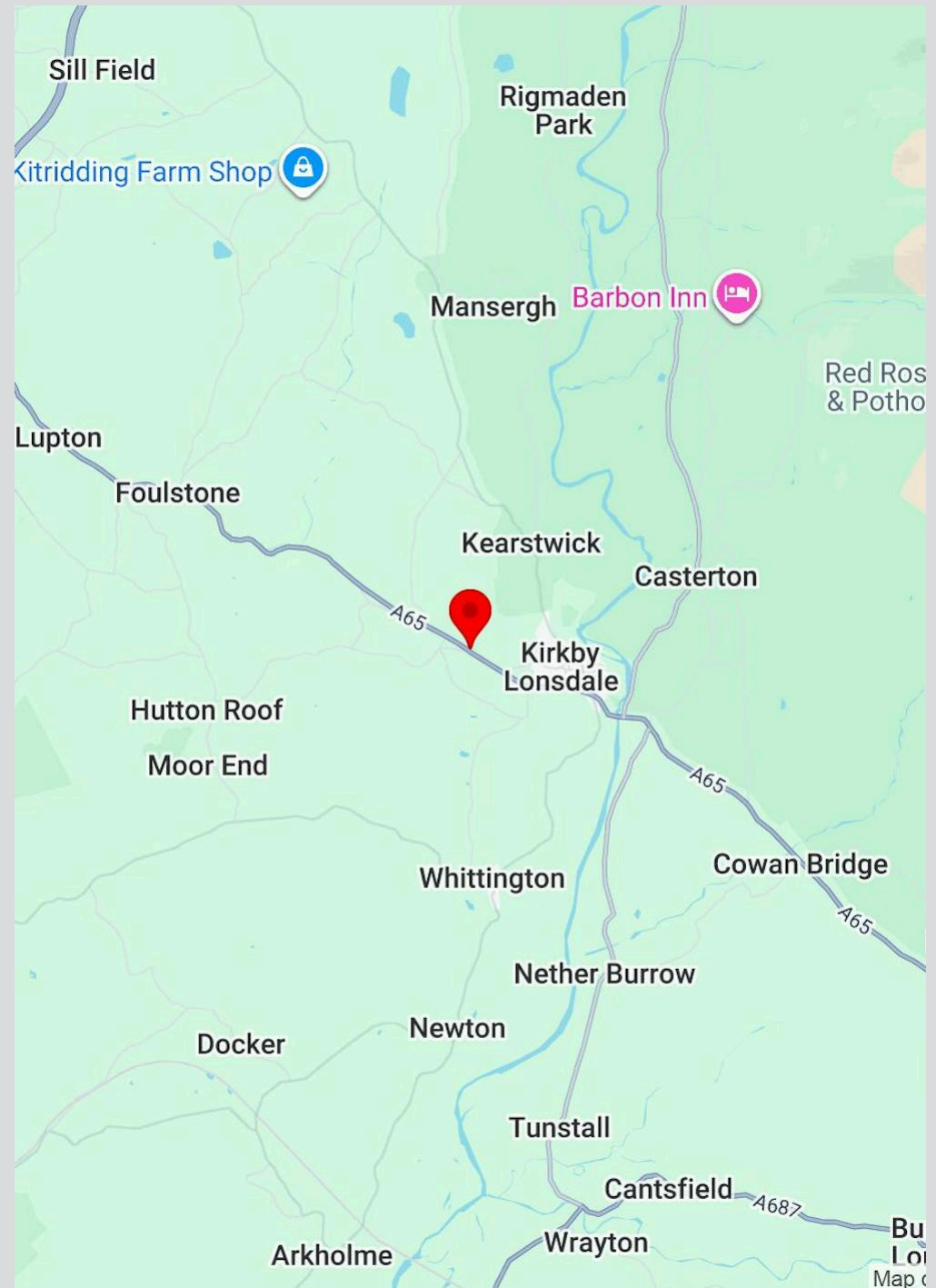
Set in a highly accessible location just off Kendal Road on the approach to Kirkby Lonsdale, this property is now available and ready to be tailored to an incoming tenant's specific requirements.

Currently presented in shell condition, the premises provide a flexible open-plan layout that can be configured to suit a variety of uses, including office accommodation, treatment rooms, or showroom space. The owner would be happy to work with any ingoing tenant to fit out and assist internally with their fit out requirements.

Externally, the property is finished to a high specification, featuring exposed brickwork, an attractive pillared entrance, and solar panels installed on the roof. Internally, the space benefits from excellent natural light and enjoys attractive countryside views to the rear, creating a bright and pleasant working environment.

This represents a rare opportunity to secure premises in a highly sought-after location.

Size: 1676 sq ft - Asking price £30,000 per annum



## LOCATION

Positioned on the A65, the main arterial route into Kirkby Lonsdale, the property benefits from excellent transport links, with easy access to Junction 36 of the M6.

The premises form part of the popular Lane House Barns development, which accommodates a diverse range of occupiers including office, showroom, and trade-based businesses.

## EPC

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



## 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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