



To Let

**Suites 2.2a And 2.2b,
Riverside Business
Park, Natland Road,
Kendal, Cumbria,
LA9 7SX**

1,228 Sq Ft | 114.08 Sq M

On Application

- Excellent riverside location
- Allocated parking
- Suite 2.2a 433sq ft/Suite 2.2b 409 sq ft
- £15,000 pa plus VAT and service charge



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Description

Suites 2.2a and 2.2b at Riverside Business Park provide well-located first-floor office accommodation within an attractive converted mill building. The property is accessed via a shared entrance and reception area, with both stair and lift access leading to the first floor. The suites were previously occupied as a single unit but can also be let individually to separate tenants if required. The offices provide well-proportioned open-plan workspace and include a secure store room, a separate kitchen, and WC facilities. The suites also benefit from dedicated allocated parking.

Location

With a great riverside location, Riverside Business Park offers a convenient location just over a mile to the south of Kendal town centre with good access to the main arterial road connection with the A6 and on to junctions 36 and 37 of the M6 motorway. Oxenholme railway station is a 5 minute drive from the unit, which is Kendal's main railway station and the gateway to the Lakes.

Accommodation

Area	SO FT	SO M
Reception Area	280	26.01
Suite 2.2a	433	40.23
Suite 2.2b	38	3.53
Store	38	3.53
Kitchen	68	
Total	1,228	114.08

Services

The office are subject to a variable service charge levied by the landlord for the repair, maintenance, heating and lighting of the common areas.

EPC

Energy Performance Asset Rating: C

Terms

The property is available to let on a new lease either as a whole or as two separate offices for a term of years to be agreed.

Business Rates

Suite 2.2a has a rateable value of £6500, and 2.2b has a rateable value of £6000. We advise tenants to make their own enquiries to the local authority.

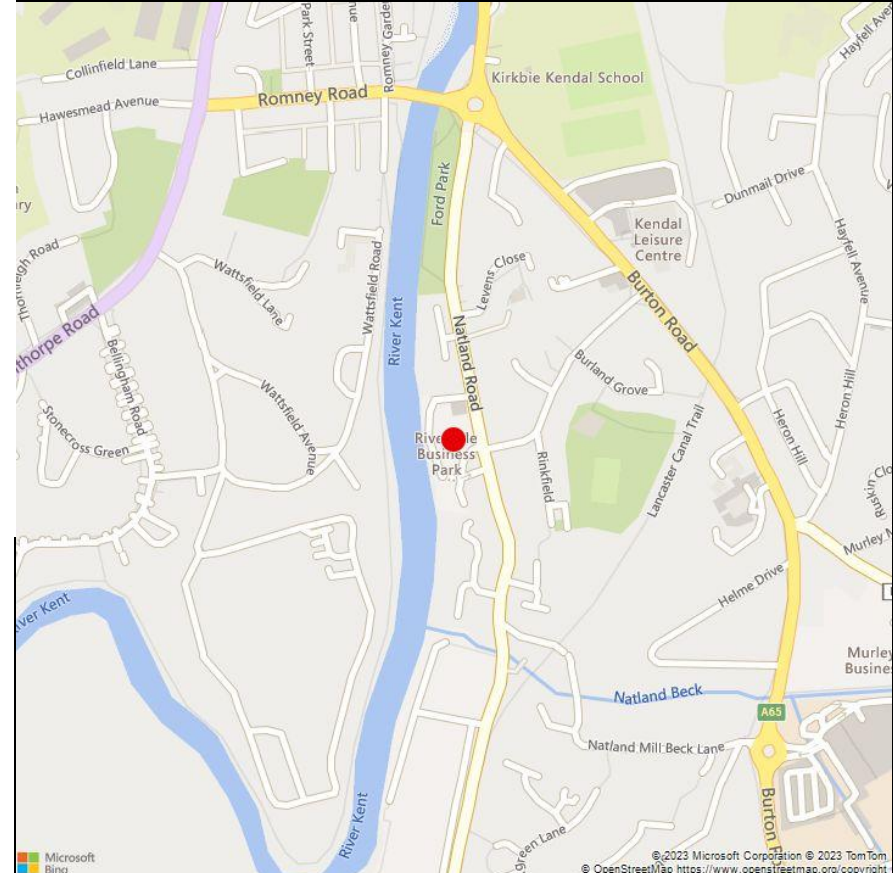
Legal Costs

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

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Money Laundering: In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.



Contact agent

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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 DM Hall.
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.

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CHARTERED SURVEYORS



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