



For Sale

**Investment Office at
Pixel Mill, Appleby
Road, Kendal,
Cumbria, LA9 6ES**

2,854 Sq Ft | 265.14 Sq M

£550,000 for the Freehold

- Well let investment property
- Annual approximate income of £50,000 when fully let.
- Excellent location
- £550,000 for the freehold investment



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Description

Pixel Mill is a former mill that has been sympathetically modernised to provide high-quality, self-contained office spaces. The property currently comprises 13 office units of varying sizes and has the potential to generate an annual income of approximately £50,000 when fully let. Each office unit is individually metered for electricity. Occupiers also benefit from shared kitchenette facilities, standard WCs, and accessible disabled WCs. This distinctive historic property combines charm with the convenience and functionality of modern office amenities, making it an attractive option for a range of professional tenants.

Location

Pixel Mill is located on Appleby Road in Kendal. There are 3 major supermarkets, a retail trading estate, and also a post office all within walking distance. Kendal railway station is only around 5 minutes walk from the unit, and Kendal Town Centre is around 10-15 minutes walk.

Accommodation

Area	SO FT	SO M
GIA	2,854	265.14
Total	2,854	265.14

Services

Each unit is separately metered for electricity.

EPC

Energy Performance Asset Rating: E

Terms

The property is available to purchase as an investment subject to the current leases at an asking price of £550,000. The rental income on the property is approximately £50,000 when fully let.

Business Rates

Each office is separately metered for business rates.

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.

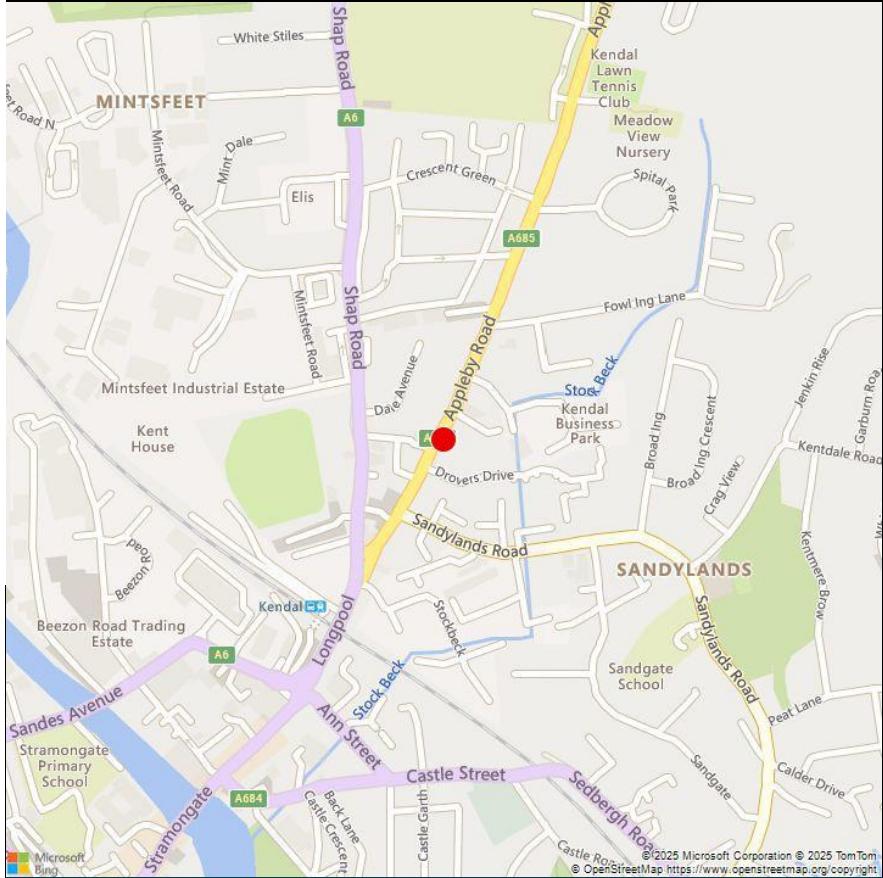
Legal Costs

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.

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Contact agent

Caroline Hayton

caroline.hayton@dmhall.co.uk

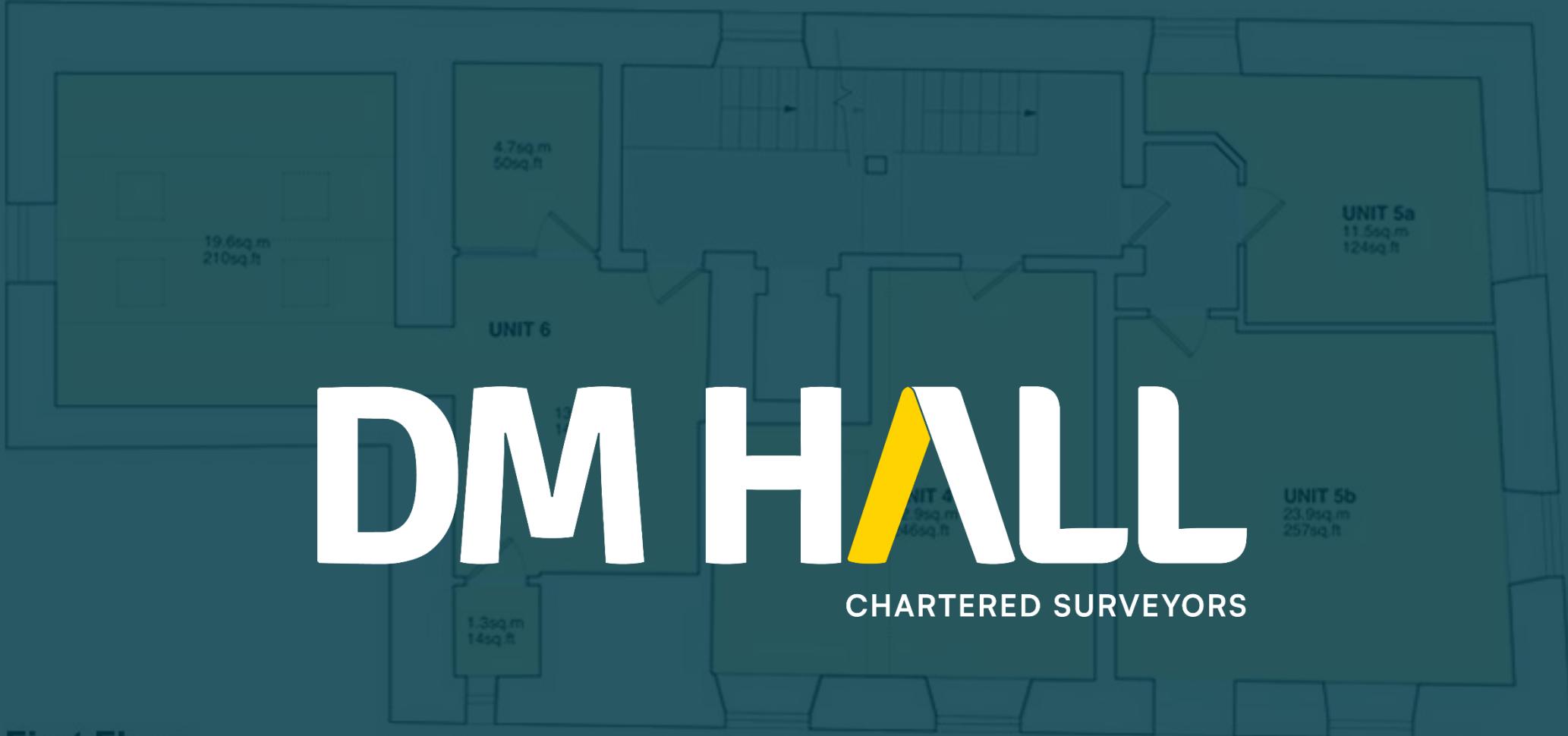


IMPORTANT NOTICE

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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DM HALL

CHARTERED SURVEYORS

First Floor
(Not to scale)



Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

