DM HALL

For Sale

FOR SALE - WELL LET OFFICE INVESTMENT AT PIXEL MILL, APPLEBY ROAD, KENDAL



Pixel Mill Appleby Road, Kendal, LA9 6ES

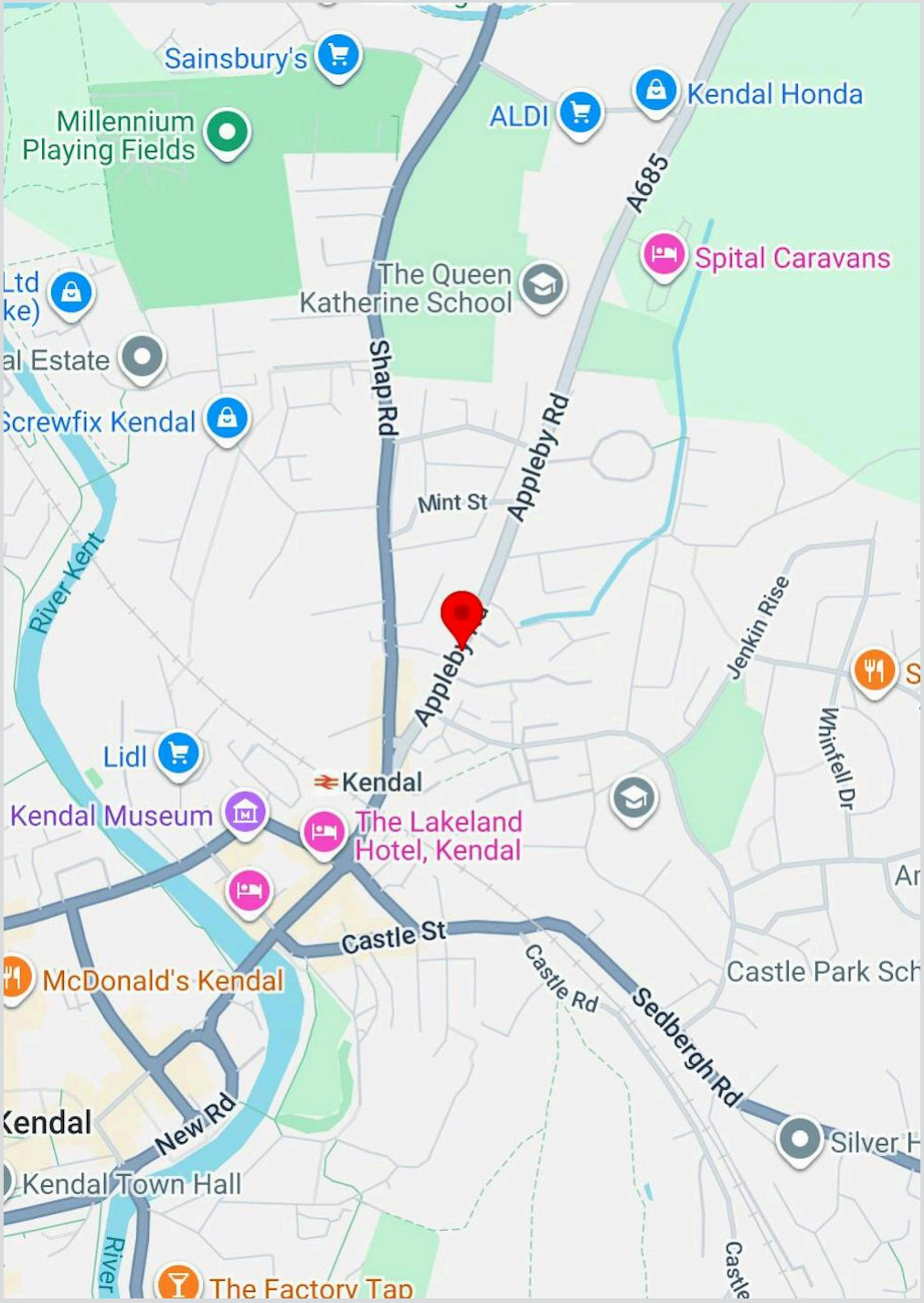
- Well let office investment Potential to achieve around £50,000
- £475,000 for the freehold investment
- Excellent location
- 2854 sq ft GIA Consisting of 13 letting offices

2,854 sq ft (265.15 sq m)

Property Details

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 generates 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. Asking price £475,000 for the freehold investment. Contact: Suzie Barron Caroline Hayton



Property Details

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.

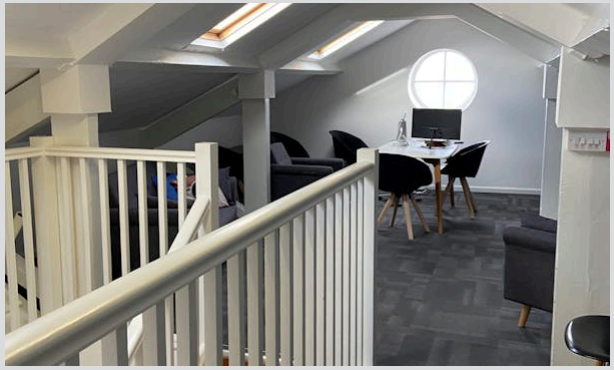
EPC

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

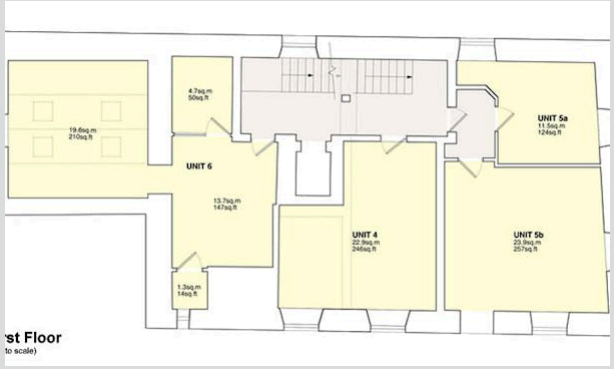
LEGAL COSTS

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











Property Details

VAT
All prices quoted are exclusive of VAT which may be chargeable

TERMS
Upon application

PRICE
£475,000 Offers in the region of

RATEABLE VALUE
Available upon request.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
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DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: 11507K

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