

Town Centre Offices To Let  
New & Old Beeson Chambers, Sandes Avenue  
Kendal, Cumbria, LA9 6BL

Edwin  
Thompson



- Town centre offices ranging from 993 sq ft-3,184 sq ft
- High profile position with basement car parking and stores
- Available by way of a new lease at rents from £8,000 per annum exclusive.

Ref: G1178

# Town Centre Offices To Let

## New & Old Beezon Chambers, Sandes Avenue, Kendal, Cumbria ,LA9 6BL

### LOCATION

Beezon Chambers occupy a high-profile position at the junction of the A6 Sandes Avenue and Beezon Road, sitting immediately adjacent to the new Lidl supermarket (opening Spring 2023) as well as a pay and display/permit contract car park. The heart of Kendal Town Centre, the main bus station and local train station are all within a five-minute walk.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundaries of the Lake District National Park, only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere and the gateway to the Lakes which has recently gained World Heritage status. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic.

Oxenholme Train Station which is situated on the West Coast main railway line is located 3 miles to the south-east providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes). There is a local connection to Oxenholme from the nearby Kendal Station which also travels to Windermere.

Beezon Road connects to Wildman Street, which is one of the main routes travelling into Kendal from the North and the A6 Sandes Avenue/Station Road provide direct access into the town centre as well as to the A5284 Windermere Road which in turn connects with the A591 to Windermere and Junction 36 of the M6. Station Road leads up to Shap Road and a number of the main commercial and out-of-town retail estates.

On foot, the town centre is a short walk over Stramongate or Victoria bridges being circa five minutes away and the central bus station and Kendal Train Station are also only a few minutes' walk away. Nearby occupiers include Kendal College, The Riverside Hotel, Lidl (opening Spring 2023), Beezon Trading Estate as well as Bridge Mills on Stramongate.

The attached plan shows the location of the premises (for identification purposes only).

### DESCRIPTION

The premises comprise a two-storey (plus basement) imposing stone building, occupying a corner plot and currently divided into a main office arranged over two floors with a pedestrian entrance on the western elevation, a separately accessed smaller suite with an entrance from Sandes Avenue at the eastern end and a self-contained basement car park/store with vehicle access taken from Sandes Avenue to the northern elevation.

Known as New Beezon Chambers, the main offices provide a reception, cellular offices, meeting room, kitchen and WC at ground floor and at first floor, further cellular office suites and male and female WCs. The accommodation is generally fitted out with carpeted flooring, plaster painted walls and ceiling, panel and strip LED lighting, wall mounted radiators and timber framed double glazed windows.

Old Beezon Chambers has an entrance hall, two office suites and a WC at ground floor and two further offices and a kitchen at first floor. The offices are fitted out with carpeted flooring, plaster painted walls and ceiling, strip fluorescent lighting and wall mounted electric heaters.

The basement garage/stores have two separate electric roller shutter entrances, lighting and provide room for around 2/3 vehicles.

### ACCOMMODATION

The offices extend to the following approximate net internal areas:

#### New Beezon Chambers

Ground Floor	96.99m <sup>2</sup>	(1,044 sq ft)
First Floor	106.56m <sup>2</sup>	(1,147 sq ft)
Total	203.54m <sup>2</sup>	(2,191 sq ft)

#### Old Beezon Chambers

Ground Floor	45.79m <sup>2</sup>	(493 sq ft)
First Floor	46.48m <sup>2</sup>	(500 sq ft)
Total	92.27m <sup>2</sup>	(993 sq ft)

The basement provides the following approximate gross internal areas:

Basement Total	104.12m <sup>2</sup>	(1,121 sq ft)
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### SERVICES

The premises are connected to mains electricity, gas, water and the mains drainage system. Heating to New Beezon Chambers is via a combination boiler that supplies hot water and wall mounted radiators throughout and Old Beezon Chambers is heated from electric wall units.

### RATEABLE VALUE

The premises have separate Rateable Value listings, as follows:

Old Beezon Chambers is assessed with a Rateable Value of £9,600 effective 1 April 2023 with approximate rates payable for 2023/24 of £4,896 per annum although the building is within the threshold to qualify for small business rate relief subject to the occupier's criteria.

New Beezon Chambers is assessed with a Rateable Value of £22,750 effective 1 April 2023 with approximate rates payable for 2022/23 of £11,602 per annum.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 0845 0504434.

### TERMS

The accommodation is available by way of new leases on terms to be agreed at the following rentals:

Old Beezon Chambers - £8,000 per annum

New Beezon Chambers with the secure basement parking/stores - £20,000 per annum



#### ENERGY PERFORMANCE CERTIFICATE

The properties have the following energy efficiency ratings:

Old Beezon Chambers – E123  
New Beezon Chambers – C68

#### VAT

All figures quoted are exclusive of VAT where applicable.

#### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

#### VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP. Contact:

John Haley – [j.haley@edwin-thompson.co.uk](mailto:j.haley@edwin-thompson.co.uk)

Ellie Oakley – [eoakley@edwin-thompson.co.uk](mailto:eoakley@edwin-thompson.co.uk)

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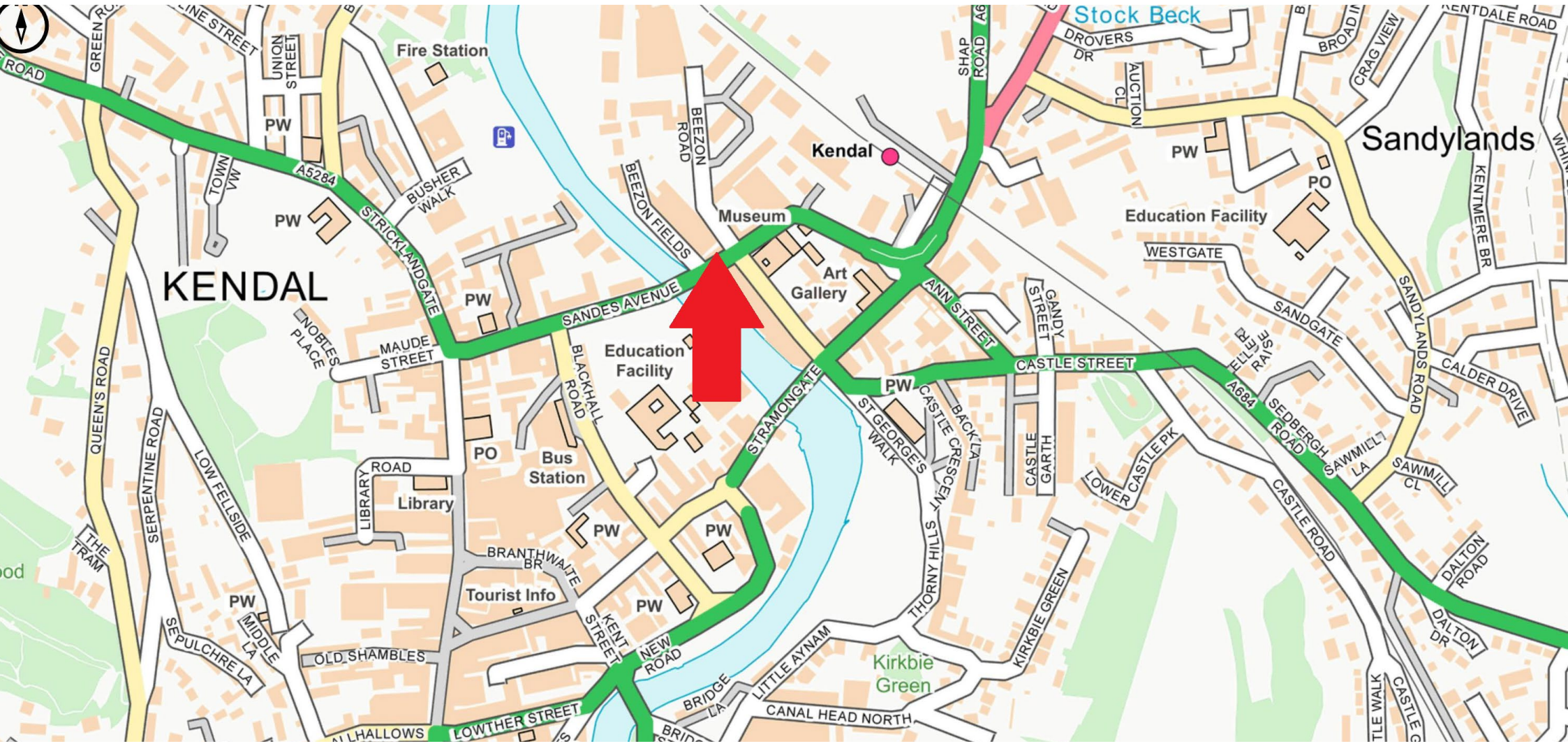




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# Edwin Thompson



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