

# Modern Serviced Office Suite To Let

The Cochrane Room  
South Lakes Foyer  
Yard 95 Stricklandgate  
Kendal  
Cumbria  
LA9 4RA

Edwin  
Thompson



- Town centre serviced office suite.
- Communal reception, kitchen and meeting facilities.
- Net Internal Area – 22.41m<sup>2</sup> (241 sq ft)
- 100% small business rate relief available to qualifying occupiers.

**Rental £500 per calendar month – no VAT payable.**

Ref R1207

## LOCATION

The subject office suite is located within South Lakes Foyer, which is a managed building on Yard 95, in Kendal town centre.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundary of the Lake District National Park only 6 miles from Junctions 36 and 37 of the M6 Motorway. The market town has a resident population of 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere. 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 providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

South Lakes Foyer is situated immediately west of Blackhall Road, one of the main routes through Kendal town centre, which connects to the A6 Station Road. Kendal Bus Station and Westmorland Shopping Centre with its multi-storey car park are immediately opposite the building. Kendal Train Station is around a 5 minute walk away.

Yard 95 is to the rear of Stricklandgate which is the main retail and professional area offering excellent shopping and leisure facilities.

## DESCRIPTION

South Lakes Foyer is a modern and mixed-use building that provides commercial accommodation across the ground floor including a generous glazed reception with seating area, a manned administration office, communal kitchen and WC facilities as well as a range of multi-occupied suites and meeting rooms.

The Cochrane Room is single office fitted out with carpeted flooring, plaster painted walls, suspended ceiling with recessed fluorescent lighting, data trunking and IT floor box, radiator and large double glazed window.

## ACCOMMODATION

The available suite provides the following net internal area:

The Cochrane Room    22.41m<sup>2</sup> (241 sq ft)

## SERVICES

Services included within the rental are:

- Utilities (heating, water and electricity)
- Wi-Fi
- Access and use of the communal areas including a reception, kitchen, WCs
- Cleaning and waste disposal in communal areas
- Security/alarm systems
- Furnished or unfurnished

## ENERGY PERFORMANCE CERTIFICATE

South Lakes Foyer has an Energy Efficiency Rating of D100 and a copy of the certificate is available upon request.





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### RATEABLE VALUE

The available suite has a Rateable Value of £2,325 with estimated rates payable of £1,191 per annum although the premises will qualify for small business rate relief subject to meeting the relevant criteria and prospective tenants should make their own enquiries direct to the Business Rates Department at Westmorland & Furness Council – Tel: 0300 373 3300.

### LEASE TERMS

The office is available by way of a flexible licence agreement, at a commencing rental of £500 per calendar month.

### VAT

It is understood that the property is not elected for VAT and therefore VAT is not payable on the rental consideration.

### LEGAL COSTS

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

### VIEWING

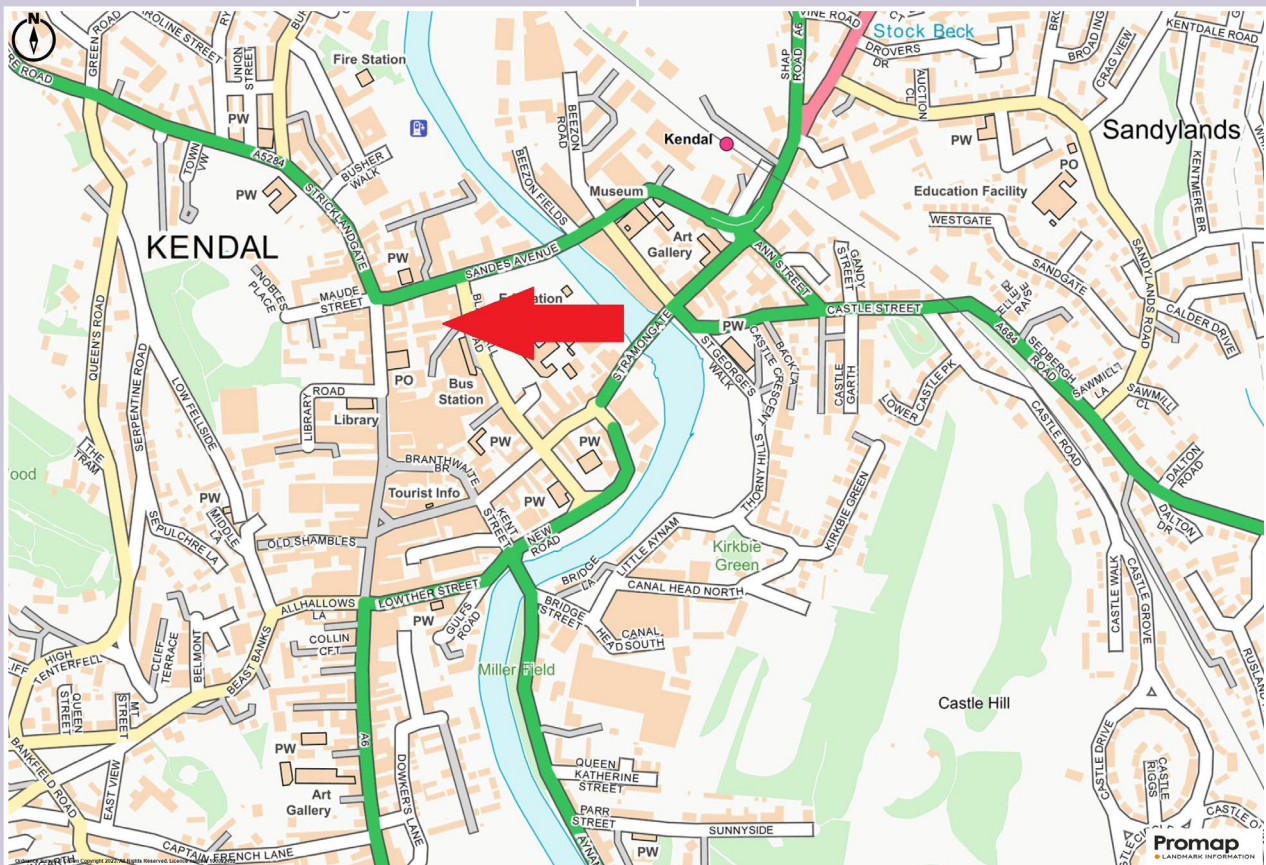
The property is available to view strictly by appointment with Edwin Thompson, contact:

John Haley – j.haley@edwin-thompson.co.uk

Ellie Oakley – eoakley@edwin-thompson.co.uk

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