

Station House

Station Road, Kendal, LA9 6SA

Refurbished
Office Suites

TO LET

From 1,137 sq ft
(106 sq m)

EPC Rating B

Town Centre Location

Dedicated On Site Parking

Fully Fitted Options Available

Adjacent to Kendal Train Station





Location

Station House, which boasts newly refurbished office suites, is strategically positioned within Kendal Town Centre adjacent to the Railway Station. The thriving retail centre with attractive shops and leisure facilities is just a 5 minute walk to the south and Kendal Bus Station is within a 5 minute walk to the west.

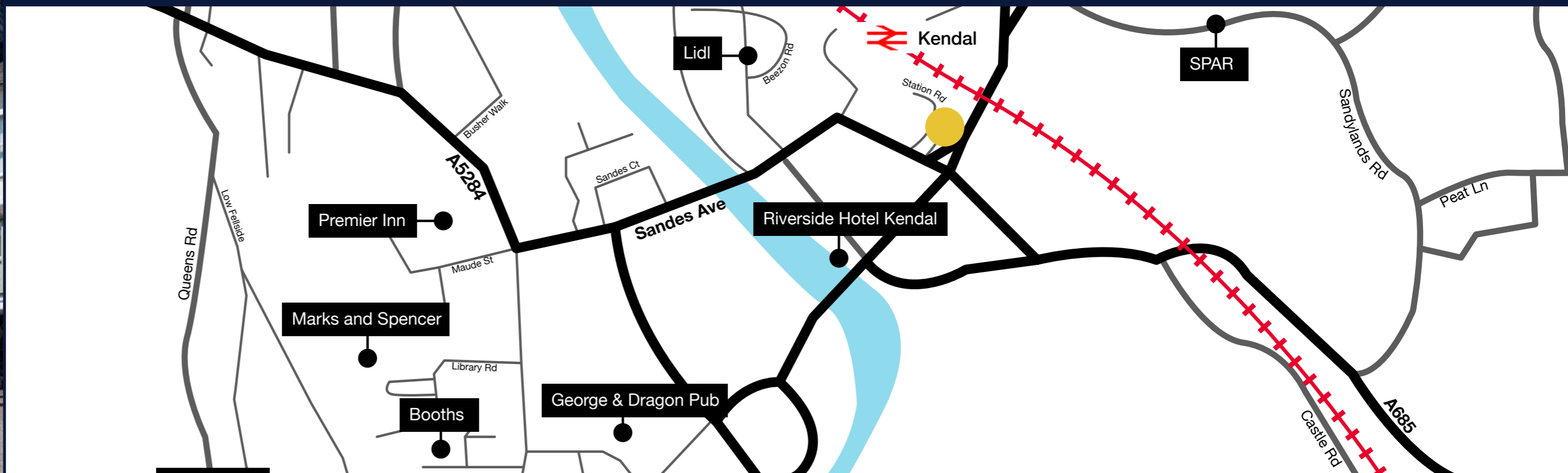
Kendal is the principal town of South Lakeland and is situated just outside of the southern boundaries of the Lake District National Park, only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 29,495 (2011 Census) and is a popular tourist destination being 10 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 4 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Station House connects directly to the A6 Shap Road providing a direct route south into Kendal town centre and onto Junction 36 of the M6, 8 miles away.

The A6 travels north to Shap and Junction 39 of the M6, circa 15 miles away. The location is an established commercial area to the north of Kendal Town Centre providing a mixture of warehouses, offices, car showrooms and trade counter properties to the west and occupiers including David Hayton car showroom, Atlantis Kitchens, Age UK, Enterprise Rent a Car and Lidl.



Description

Station House is a former railway building which dates back to late 19th century and was redeveloped in 1991 into its current form. The building has undergone extensive modernisation during 2023 and 2024 including the installation of energy saving heating and ventilation systems with Energy Performance in the forefront of the owner's minds.

The available suites have been completely refurbished and now provide prime office accommodation complete with comfort heating/cooling, LED lighting and perimeter trunking for all data needs. The spaces benefit from excellent natural light, open plan office accommodation, ancillary rooms and kitchens complete with integrated appliances. There are newly modernised DDA facilities available.

The building benefits from level access and a DDA compliant passenger lift from the entrance lobby. Available suites are offered with ample parking within the rear car park.



Specification

- High specification office refurbishment including meeting room (East Wing only), fitted kitchen and spacious open plan office accommodation.
- Attractive refurbished entrance & central lobby/reception area
- DDA compliant lift
- Excellent communication links
- On site car parking
- Level access
- Spectacular views over Kendal

Accommodation

The available accommodation provides the following approximate net internal areas:

Ground Floor Suite	105.63 sq m	1,137 sq ft
Second Floor, West Wing	155.98 sq m	1,679 sq ft
Second Floor, East Wing	268.20 sq m	2,887 sq ft



GROUND FLOOR



WEST WING

EAST WING

Gallery



Further Information

Lease Terms

The available office suites are offered by way of a new Full Repairing & Insuring lease for a number of years to be agreed.

Service Charge

There is a service charge levied to recover the cost of the management and upkeep of common areas of Station House.

VAT

All figures quoted are exclusive of VAT where applicable.

Rateable Value

We understand from the VOA website that the office suite provides the following Rateable Values:

Ground Floor Suite – under reassessment

West Wing – £12,750

East Wing – £29,500

Prospective tenants should check the exact rates payable with Westmorland & Furness Council.

EPC

It is understood that the Energy Performance Asset Rating assessment for the office suite is B. A copy of the Energy Performance Certificate is available upon request.



Legal Costs

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

Viewing

The property is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP.

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Designed by:

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