

# High Quality Office Suites To Let

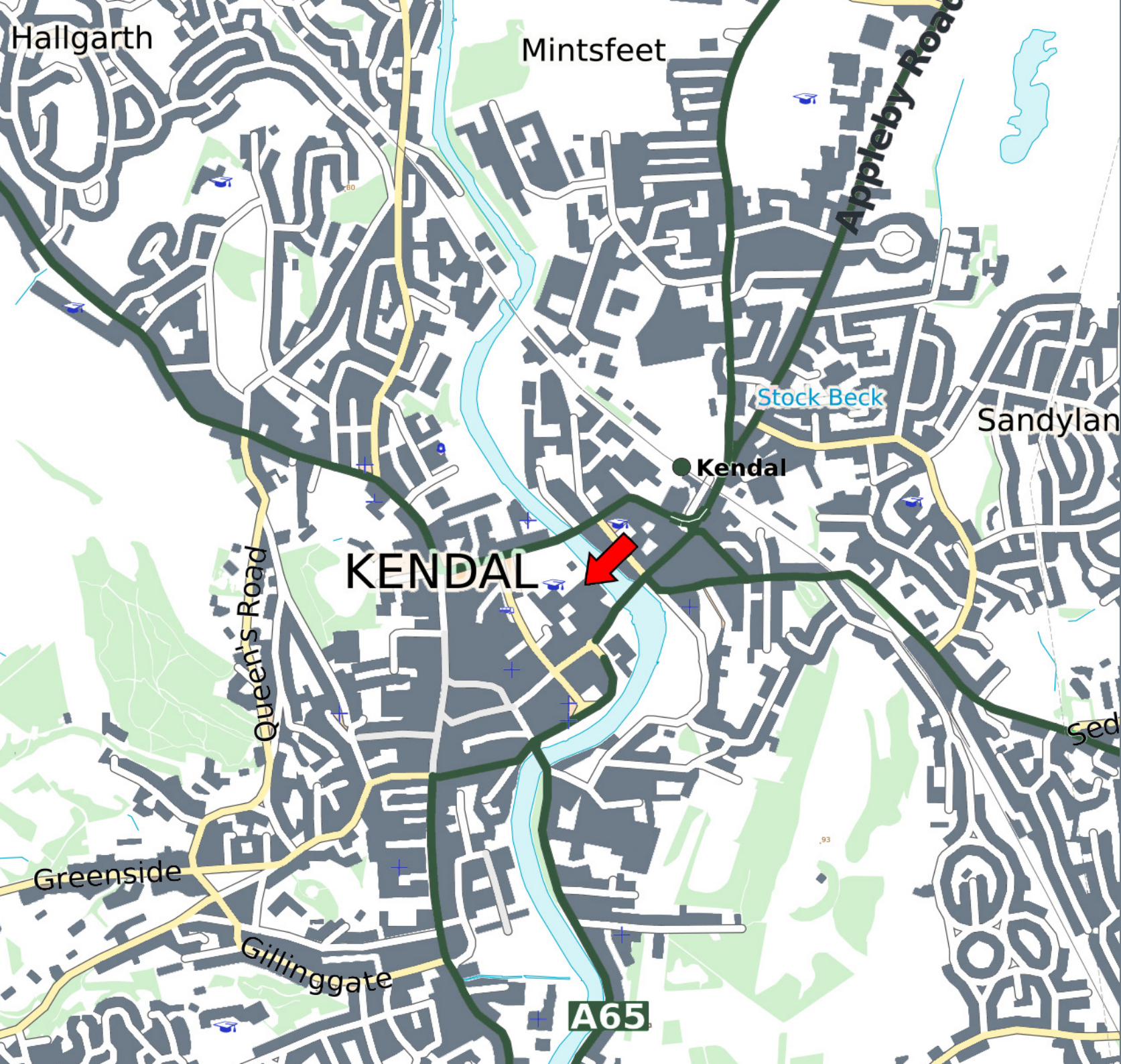
*BRIDGE MILLS, STRAMONGATE, KENDAL LA9 4UB*

Situated in the central business district of Kendal town centre  
Overlooking the River Kent and benefiting from dedicated on site car parking  
Rentals from £7,250 per annum

BRIDGE MILLS BUSINESS CENTRE







#### LOCATION

The office suites are located within Bridge Mill Business Centre overlooking the River Kent and adjacent to Stramongate in Kendal. The thriving retail centre of Kendal with attractive shops and leisure facilities is just a 5 minute walk to the west and Kendal Bus Station and Railway are both within a 5-10 minute walk.

The market town of Kendal is situated in south Cumbria, 20 miles north of Lancaster, 50 miles south of Carlisle and approximately 70 miles north of Manchester. Kendal lies approximately 6 miles from Junction 36 of the M6 motorway and adjacent to the west coast main railway line.



## DESCRIPTION

Bridge Mills Business Centre is a former mill building dating from the late 19th century which was effectively rebuilt in circa 1995 and refurbished to provide high quality office accommodation totalling 33,542 sq ft.

The building is of stone construction built over 3 levels and is split into 2 wings around a central courtyard. There is car parking on the ground floor level for a total of 125 vehicles. The office accommodation is arranged on the first and second floors and there is good access to the building with a DDA ramp access and a passenger lift from the car park.

Bridge Mills Business Centre is home to leading professional firms such as Armstrong Watson, Handelsbanken, Napthens Solicitors, Harrison Drury Solicitors, Optical Express and Wray Castle, as well as Cumbria Partnership NHS Foundation Trust and South Lakes Housing.

The first-floor east wing of Bridge Mills has recently been vacated by Cumbria County Council, and has subsequently undergone an extensive refurbishment to provide high quality office accommodation with meeting rooms, a breakout room and kitchenette available for incoming tenants.



## SPECIFICATION

- + Entrance and reception area with friendly concierge service
- + Newly installed kitchenette and break out facilities
- + DDA compliant lift
- + Suspended ceilings incorporating LED lighting
- + Energy efficient VRV heating and cooling
- + Raised access floors carpeted throughout with floor boxes
- + Audio visual door entry and fob system
- + CCTV security
- + Excellent views over the River Kent
- + On site car parking







Company Logo





## ACCOMMODATION

### Second Floor Office Suites

The refurbished second-floor east wing office suites provide the following approximate net internal area measurements:

Suite 1	50 sq m (596 sq ft)
Suite 2	170 sq m (1,892 sq ft)
Suite 4	90 sq m (1,050 sq ft)
Suite 5	40 sq m (479 sq ft)

### First Floor Office Suite

The first floor office suite provides the approximate net internal measurements:

Suite A	40 sq m (1,830 sq ft)
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There will be allocated car parking spaces within the ground floor secure car park included within the lease.

## LEASE TERMS

The property is available by way of new Full Repairing & Insuring lease by way of a service charge for a number of years to be agreed:

### Second Floor Office Suites

Suite 1	£9,000 per annum
Suite 2	£28,500 per annum
Suite 4	£16,000 per annum
Suite 5	£7,250 per annum

### First Floor Office Suite

Suite A	£22,000 per annum
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The quoted figures are exclusive of VAT.









## **RATEABLE VALUE**

Prospective tenants can check the exact rates payable with Westmorland and Furness Council – Tel: 0300 373 3300

## **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Certificate's have been produced for the premises and are available to download from the Edwin Thompson website.

## **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 the Carlisle Office of Edwin Thompson LLP.

Contact:

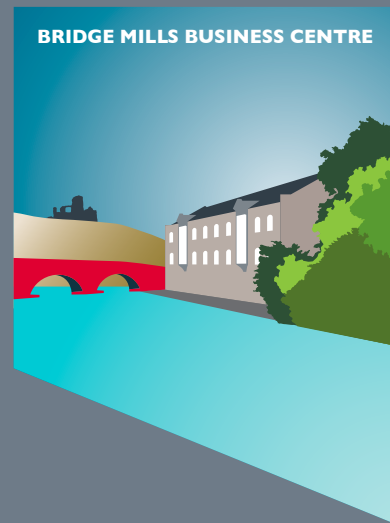
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