

Kendal Town Centre Offices To Let

Second Floor West Wing, Station House,
Station Road, Kendal LA9 6SA

Edwin
Thompson



- Situated immediately to the north of Kendal town centre
- Second Floor West Wing office suites ranging from approximately 131 sq ft to 1,435 sq ft
- Dedicated on site car parking
- Adjacent to Kendal Train Station
- Available at attractive commencing rentals on an office by office basis or as a whole

Ref: W5127/A

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LOCATION

The office suite is located within Station House strategically positioned in 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 Homebase.

DESCRIPTION

Station House is a former railway station building dating from the late 19th century which was converted in circa 1991 and has excellent communication links at the northern extent of Kendal Town Centre. Current occupiers include Station House Surgery and Lloyds Pharmacy.

The second floor West Wing accommodation has recently been refurbished to provide attractive office accommodation which is divided into self-contained offices. The building is of stone construction built over 4 levels and is split into wings via a central stairway and lift facility.

The available office accommodation is arranged on the second floor and there is good access to the building with a level access and a passenger lift from the entrance lobby. There is car parking through a central passageway to the rear of the scheme for approximately 50 cars.

SPECIFICATION

- Attractive entrance & central lobby/reception area
- DDA compliant lift
- Excellent communication links
- On site car parking
- CCTV security
- Excellent views over Kendal

ACCOMMODATION

The available accommodation provides the following approximate net internal areas:

2nd Floor, West Wing

Suite 1	19.40sq m (209 sq ft)
Suite 2	12.64sq m (136 sq ft)
Suite 3	12.54sq m (135 sq ft)
Suite 4	12.14sq m (131 sq ft)
Suite 5	22.44sq m (242 sq ft)
Suite 6	22.28sq m (240 sq ft)

Total approximate Net Internal Area	133.35sq m (1,435 sq ft)
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Further office space of circa 2,823 sq ft may be available, further details upon application.

There will be allocated car parking spaces within the secure car park included within the lease agreements.



LEASE TERMS

The individual offices are available by way of flexible lease agreements at the following rentals inclusive of service charge:

Office 1	£4,200
Office 2	£2,750
Office 3	£2,750
Office 4	£2,750
Office 5	£5,000
Office 6	£5,000

The Second Floor West Wing is available as whole on a new Full Repairing & Insuring lease by way of a service charge for a number of years to be agreed and at a commencing rental of £12,000 per annum exclusive.

SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of common areas of Station House. The service charge payable for 2018-2019 is circa £4.50 per sq ft per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

We understand from the VOA website that the office suite is currently assessed as a whole and will need to be re-assessed upon occupation.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 08450504434.

ENERGY PERFORMANCE CERTIFICATE

It is understood that Energy Performance Asset Rating assessments for the units have been produced and a copy of the Energy Performance Certificate are available upon request.

LEGAL COSTS

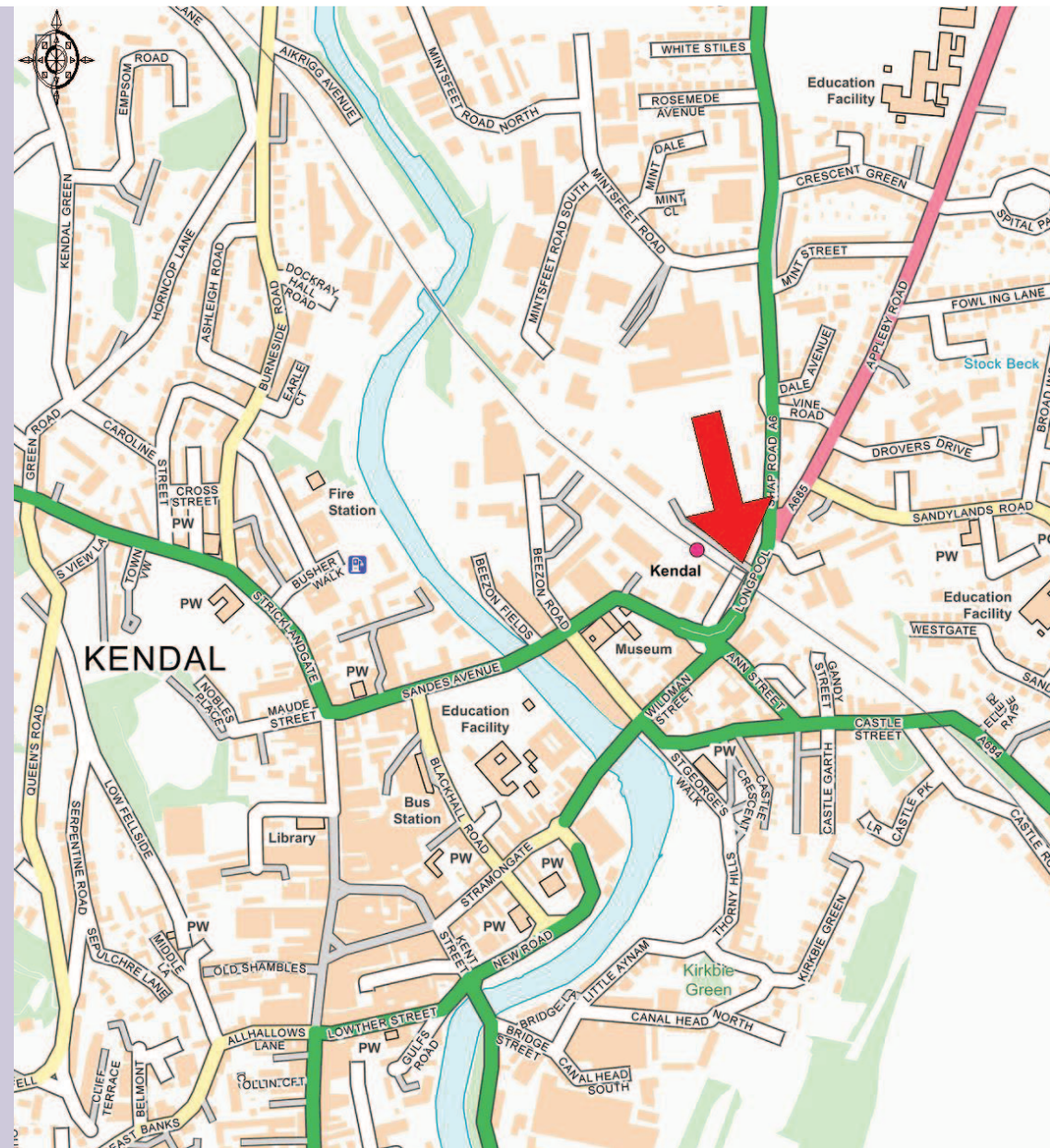
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT there on.

VIEWING

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

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

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