

Kendal Town Centre Offices To Let
Third Floor East Wing, Station House,
Station Road, Kendal LA9 6SA

**Edwin
Thompson**



- Situated immediately to the north of Kendal town centre
- Third Floor East Wing office suite approximately 2,411 sq ft
- Dedicated on site car parking
- Adjacent to Kendal Train Station
- Available at a rental of £21,500 per annum exclusive

Ref: W5127/C

Kendal Town Centre Offices To Let

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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 third floor East Wing provides a mixture of open plan and cellular office accommodation with the benefit of enviable outlooks across Kendal. 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 third 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:

3rd Floor, East Wing	223.96sq m	(2,411sq ft)
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Further office space of circa 2,823sq 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 Third Floor East Wing is available by way of 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 £21,500 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.



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