



UNIT 21, HARTLEY FOLD

Hartley, Kirkby Stephen, Cumbria, CA17 4JA



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£3,595.00 per annum plus a 12% service charge.

Located in Hartley, just outside Kirkby Stephen, Unit 21 extends 718.71 sqft and lends itself well to be used as an office space for a small, growing business.



Unit 9, Underley Business Centre, Kearsywick, Kirkby Lonsdale,
LA6 2DY

01524 880320

chm@gscgrays.co.uk

GSCGRAYS.CO.UK





Location

Kirkby Stephen 0.80 miles. Penrith 25 miles. Kendal 27 miles. Please note all distances are approximate. Hartley is a small village, located within the Eden Valley, only 12 miles from Junction 28 of the M6 Motorway.

The Property

It is understood that the premises provides the following approximate net internal measurement: 718.71 sqft. The construction of the building is stone under slate. Internally, there is a large office space, a smaller office space, and a contained kitchen and WC. There are two lockable doors into the unit, with additional wooden panelled doors in front. The unit benefits from oil fired central heating, mains electric and mains water. Please note, we are currently in the process of changing the heating system from oil-fired to electric.

The property can be accessed by vehicle, and temporary parking outside the unit is permitted during reasonable daylight hours for loading and unloading, with spaces available to park on site. This is on the basis that the vehicle does not block access into other properties.

An arrangement will be met in relation to the Tenant completing necessary decoration and carpet replacement during the initial term.

Services

There is a mains electric supply to the unit as well as mains water and drainage. There is a shared oil-fired central heating system. Prospective occupiers are advised to make their own investigations as to the state and condition.

Business Rates

According to the Valuation Office website, the premises are assessed as the following:

Unit 21 – Rateable value £3,150

Small business rates relief may be available, dependant on the applicant.

For verification purposes, interested parties are advised to make their own enquires.

Tenure and Rental

The premises is available by way of a commercial lease for a 24-month period and at a rental of £3,595.00 per annum exclusive of service charges and VAT.

EPC

The property has an EPC rating of E 116.

Legal Costs

Each party to bear their own legal costs throughout the transaction.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Local Authority

Westmorland and Furness Council

Viewings

Strictly by appointment only via GSC Grays. Please contact Charlotte Morris to arrange.

T: 01524 880320.

E: chm@gscgrays.co.uk

Particulars and Photographs

Particulars written February 2026.

Photographs taken November 2025

Directions

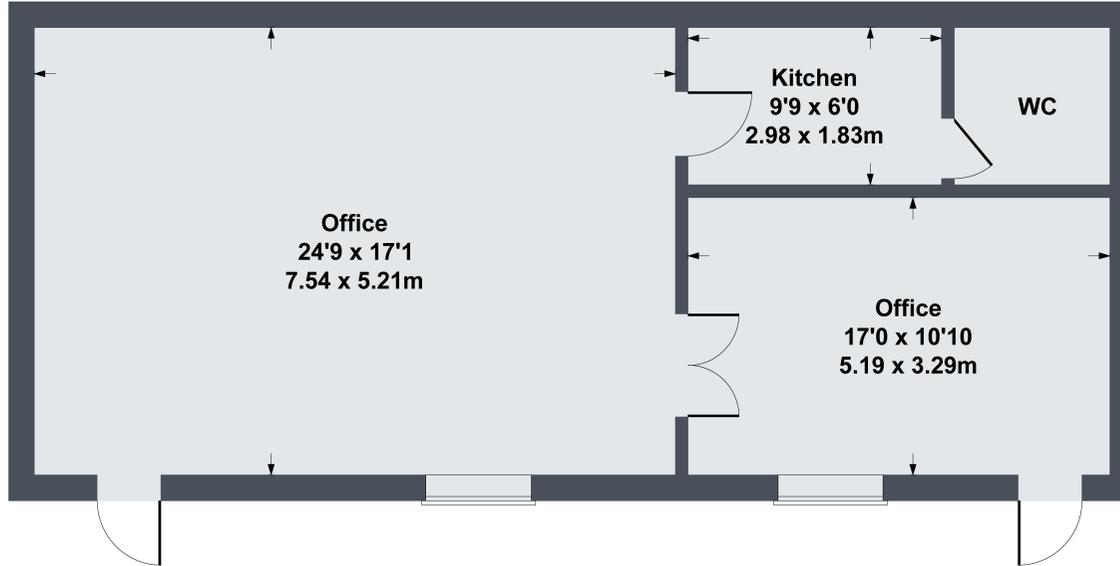
From Kirkby Stephen Town Centre:

Head north on the A685 towards Market Square. At the roundabout take the second exit. In 0.2 miles, take a right turn onto Hartley Road for 0.7 miles. Just before the end of this road, turn right into the courtyard and the property is to the right.



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Approximate Gross Internal Area
710 sq ft - 66 sq m



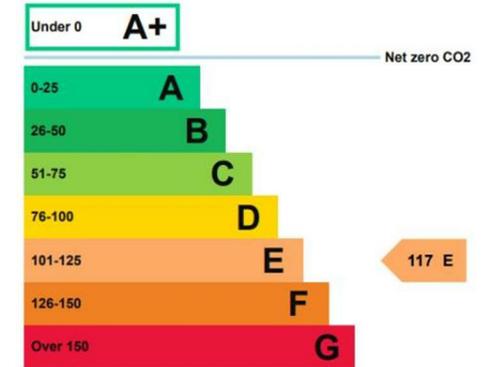
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy rating and score

This property's energy rating is E.



Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.