DM HALL

To Let

Unit 10 Lane House Barns - Newly Built High Spec Showroom/Office/HQ, excellent location with parking.

Unit 10 Lane House Business Park, Kendal Road, Kirkby Lonsdale, LA6 2HH

1,676 sq ft
(155.71 sq m)

- Highly Desirable Location
- Could be used as Showroom, Office or HQ facilities
- Ready to fit out to ingoing tenant's requirements
- Build to a High standard with the benefit of plenty of Parking
- £30000 per annum

DESCRIPTION

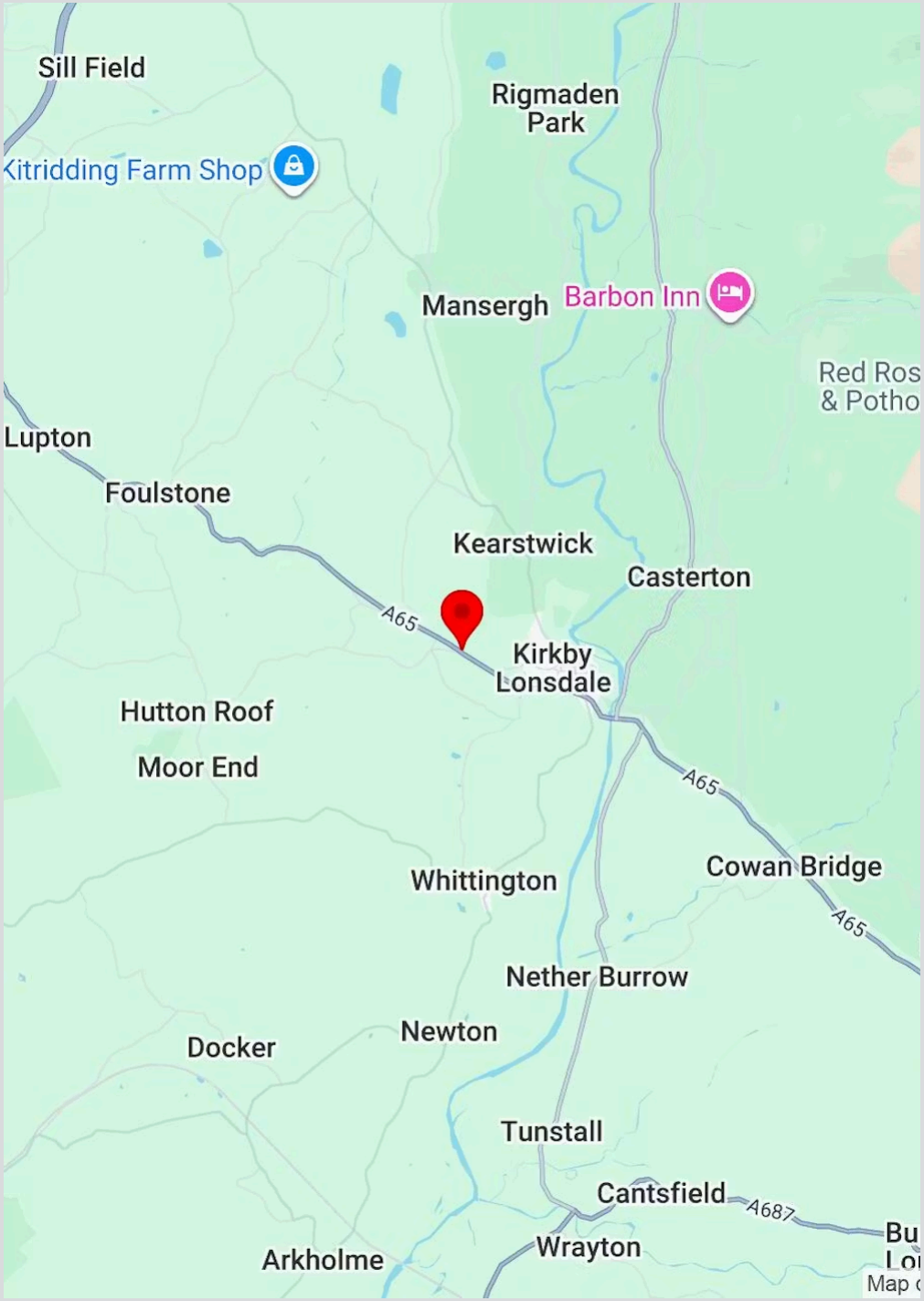
Set in a highly accessible location just off Kendal Road on the approach to Kirkby Lonsdale, this property is now available and ready to be tailored to an incoming tenant's specific requirements.

Currently presented in shell condition, the premises provide a flexible open-plan layout that can be configured to suit a variety of uses, including office accommodation, treatment rooms, or showroom space. The owner would be happy to work with any ingoing tenant to fit out and assist internally with their fit out requirements.

Externally, the property is finished to a high specification, featuring exposed brickwork, an attractive pillared entrance, and solar panels installed on the roof. Internally, the space benefits from excellent natural light and enjoys attractive countryside views to the rear, creating a bright and pleasant working environment.

This represents a rare opportunity to secure premises in a highly sought-after location.

Size: 1676 sq ft - Asking price £30,000 per annum



LOCATION

Positioned on the A65, the main arterial route into Kirkby Lonsdale, the property benefits from excellent transport links, with easy access to Junction 36 of the M6.

The premises form part of the popular Lane House Barns development, which accommodates a diverse range of occupiers including office, showroom, and trade-based businesses.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS

Make an enquiry

Caroline Hayton
0782 3415853
caroline.hayton@dmhall.co.uk

Suzie Barron
07384 818632
suzie.barron@dmhall.co.uk

DM Hall
36 Finkle Street
Kendal, LA9 4AB
01539 740 500

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: AUGUST 2026