DM HALL

To Let

Serviced First Floor Office with shared facilities and Parking - 150 sq ft -£3250 PA pus VAT and Service Charge

Unit 1, Suite 2, Riverside Business Park, Kendal, LA9 7SX



150 sq ft
(13.94 sq m)

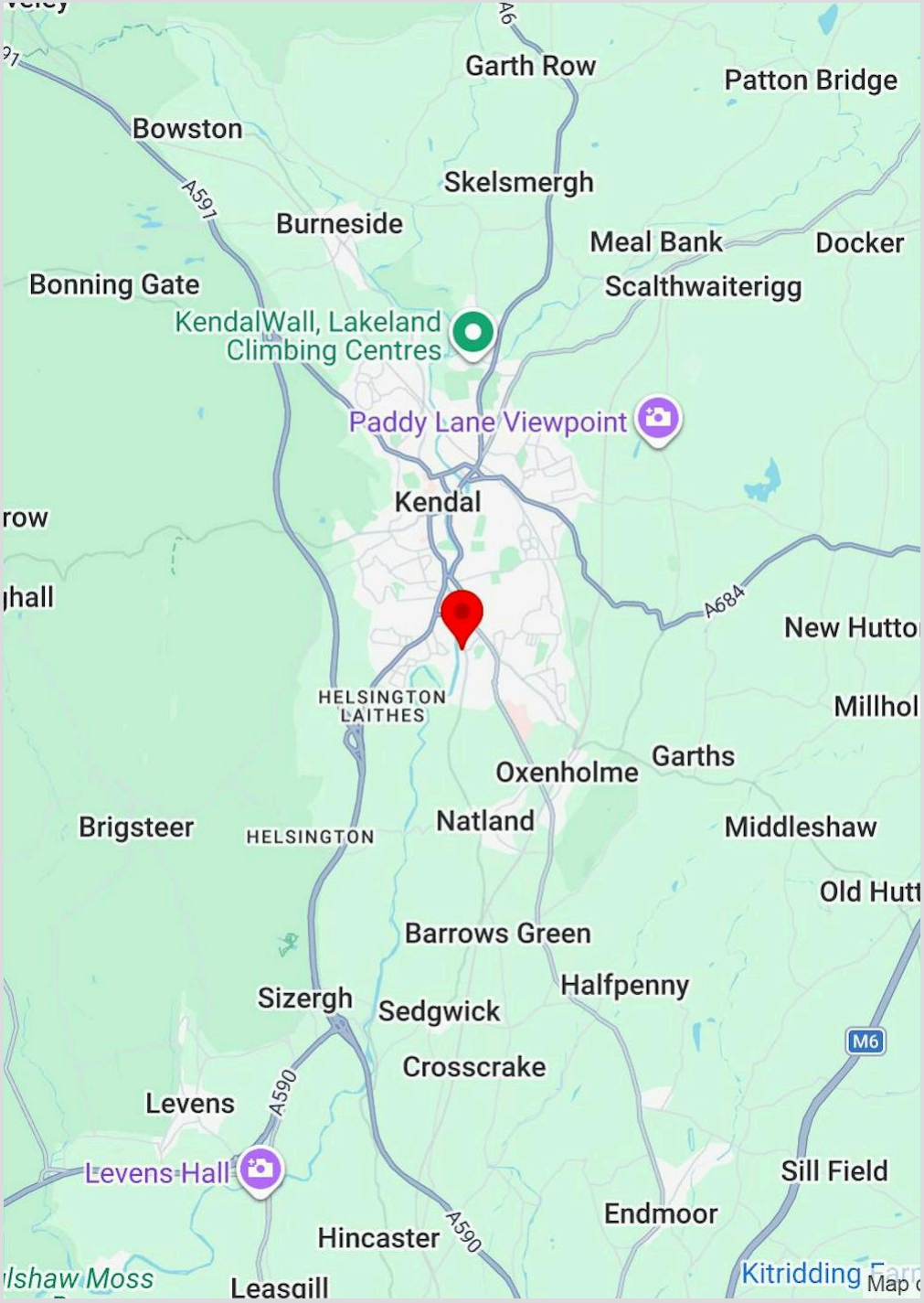
- First Floor Office
- Shared facilities
- Designated Parking Space
- 150sq ft
- £3250 pa plus VAT and Service Charge

DESCRIPTION

Suite 2, Unit 1 at Riverside Business Park (off Natland Road) is currently available. Set in a peaceful riverside location, the property is accessed via a shared entrance, with stairs leading to a first-floor office.

The space is ideal for office use, suitable for approximately one desk. The first floor also benefits from shared kitchenette facilities, as well as male and female WC facilities.

The office includes one designated parking bay. A service charge is levied on the property, currently around £1,000 per annum, payable monthly.



LOCATION

Located on Riverside Business Park, Natland Road, Kendal, the property sits within a well-established trading estate with a range of mixed uses including, veterinary services, professional services and industrial. Natland Road is positioned to the southern side of Kendal, offering excellent transport links to both the M6 and also Oxenholme Train Station.

FLOOR AREA

The accommodation comprises the following areas:

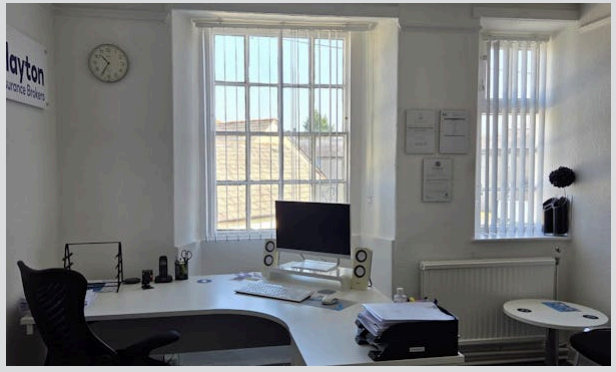
Name	Floor/Unit	Description	Building Type	Size
Unit - First Floor Office	Unit	First Floor Office	Managed Office	150 sq ft
Total				

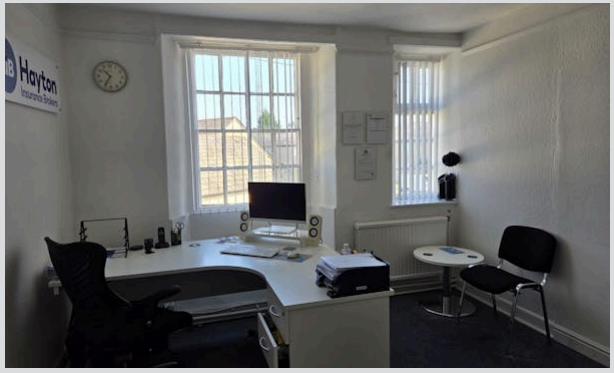
EPC

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











LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

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

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DM HALL

Regulated by RICS



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