



## To Let

**Unit 1, Riverside  
Business Park,  
Natland Road,  
Kendal , Cumbria ,  
LA9 7SX**

**351 Sq Ft | 32.61 Sq M**

**£5,500 PLUS VAT AND  
SERVICE CHARGE**

- Excellent riverside location
- Well located with parking
- Glazed bay window frontage
- £5500pa plus vat and service charge.



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## Description

Unit 1, Riverside Business Park, offers well located office accommodation, situated to the ground floor of a shared office building. Accessed by way of a communal lobby that leads to its own private entrance, the office offers modern open plan office space with the added benefit of a large glazed bay fronted window. The office has shared WC and kitchen facilities and has the added benefit of allocated parking for 2 vehicles.

## Location

With a great riverside location, Riverside Business Park offers a convenient location just over a mile to the south of Kendal town centre with good access to the main arterial road connection with the A6 and on to junctions 36 and 37 of the M6 Motorway.

## Accommodation

Area	SQ FT	SQ M
Office	351	32.61
Total	351	32.61

## Services

All mains services are connected to the property. The services are shared between the occupiers of Unit 1 and are to be apportioned on a square footage basis.

## EPC

Energy Performance Asset Rating: D

## Terms

The property is available to let by way of a new lease for a term of years to be agreed at an asking rent of £5500pa plus VAT and service charge. Service charge details available on request.

## Business Rates

The property has a rateable value of £3900, therefore any incoming tenant is likely to receive full small business rate relief.

## Money Laundering

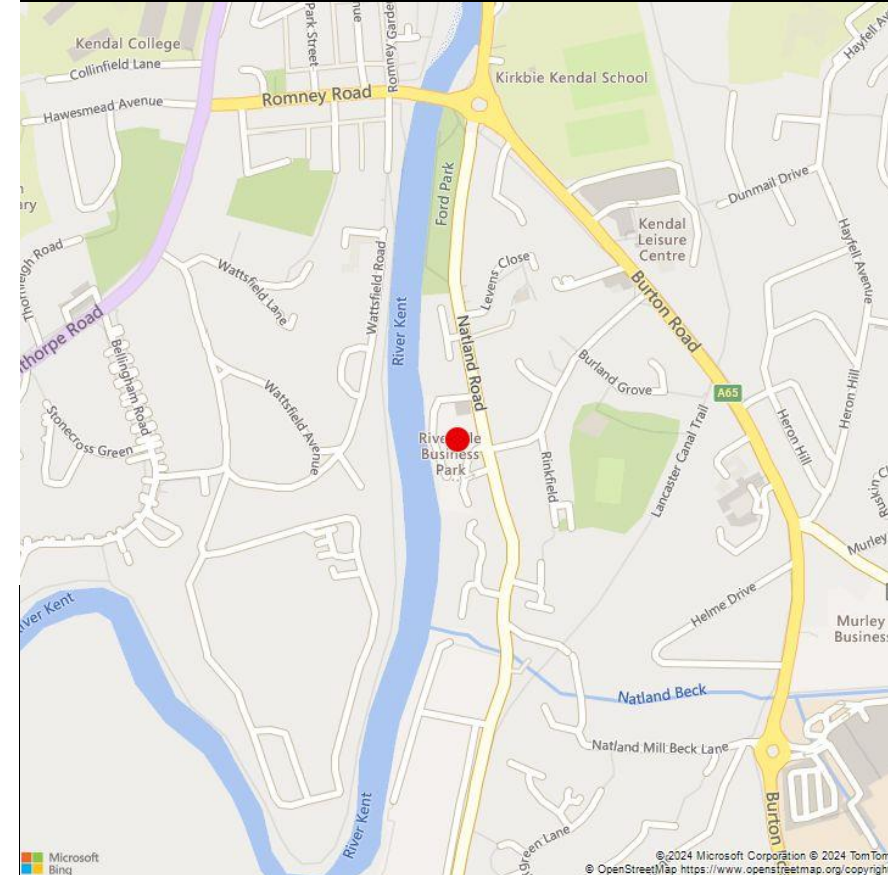
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed incoming tenants or purchasers.

## Legal Costs

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

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



## Contact agent

**Caroline Hayton**

caroline.hayton@dmhall.co.uk



### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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# DM HALL

CHARTERED SURVEYORS



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