

TO LET Self-Contained Modern Offices

Units 4I & 4J
Gatebeck Business Park
Gatebeck
Nr Kendal
Cumbria
LA8 0HS

Edwin
Thompson



- 1st Floor Modern Offices, approx NIA – 478 sq ft
- Comfort Cooling
- Dedicated on site Car Parking
- Circa 3 miles from Junction 36 of the M6
- Rental - £3,600 per annum exclusive

REF: H1086

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LOCATION

The subject premises are situated on the established Gatebeck Industrial Estate within the rural village of Gatebeck in Cumbria. Gatebeck lies close to the M6, the main arterial route in the North West. Junction 36 of the M6 is only 3 miles away and reached via the A65 from Gatebeck Lane.

The market town of Kendal is situated approximately 5 miles to the north west and is known as 'The Gateway to The Lakes'. Kendal enjoys a significant tourist trade throughout the year and has a residential population of approximately 28,000 (2001 Census) and with a catchment area of in excess of 50,000 people.

Oxenholme Train Station which is situated on the West Coast main railway line is located only 4 miles to the north providing an excellent service to London (approximate journey time 2 hours 50 mins) and Glasgow (1 hour 45 mins).

DESCRIPTION

The premises provide a terrace of industrial units with first floor offices that are independently accessed and effectively self-contained. The property is of part block, part profile clad construction with a pitched profile clad roof incorporating a number of roof lights.

The 1st floor offices are accessed from a front entrance with stairs to a reception area. The accommodation provides predominantly open plan offices with some meeting room facilities, a spacious kitchen and WC facilities. The floors are carpeted throughout, have wood frame double glazing and the ceilings are suspended in part incorporating recessed fluorescent lighting. Heating is via electric storage heaters and the offices benefit from independently controlled comfort cooling cassettes.

The front yard provides loading and dedicated car parking with an overflow car park located within the estate.



ACCOMMODATION

The premises provide the following approximate floor areas:

Units 4I & 4J (First floor office) 44.43m² (478 sq ft)

LEASE TERMS

Units 4I & 4J are available by way of a new Full Repairing & Insuring lease for a number of years to be agreed and at a commencing rental of £3,600 per annum exclusive.

SERVICE CHARGE

There is a service charge levied to recover the cost of the maintenance and upkeep of a septic tank and external common areas. More information is available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the Units 4I & 4J have a Rateable Value of £3,350.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 01539 733333.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT there on.

VIEWING

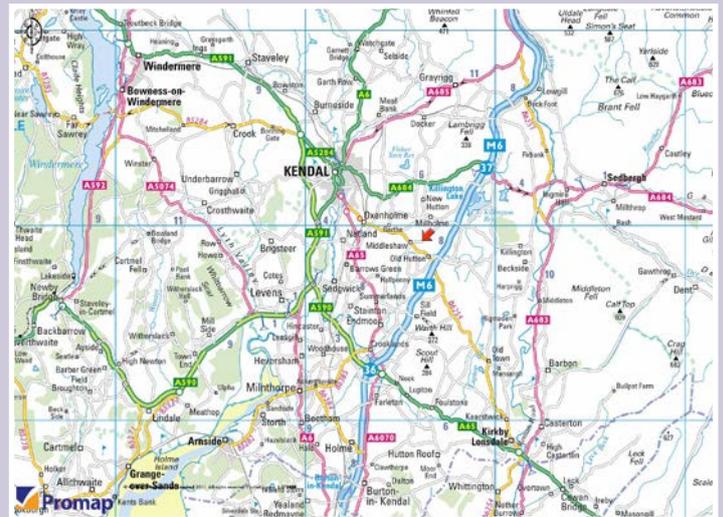
The property is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

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