

6920/MB

TO LET/ FOR SALE

Unit C1, Murley Moss
Business Village,
Kendal, LA9 7RL

- * **Modern Self-Contained Offices** *
- * **146.10 Sq M (1,573 Sq Ft)** *
- * **Rare Freehold Opportunity** *

LOCATION

Kendal is a popular market town situated close to the south east boundary of the Lake District National Park and approximately 8 miles north west of junction 36 of the M6 motorway. The town is the administrative centre for South Lakeland District Council and has a resident population of approximately 25,000 but draws on a much wider catchment.

Murley Moss Business Village is the town's premier edge of town office park, which is situated to the south of the town centre and within walking distance of Oxenholme Mainline Railway Station. Other occupiers located on Murley Moss include, the NHS, SpaMedica, Moore & Smalley Accountants, Day Cummins Architects, and the Lake District National Park Authority HQ.

DESCRIPTION

Unit C1 provides high quality self contained modern office accommodation over ground and first floors. The ground floor provides two well-proportioned open plan office areas, modern kitchen, and disabled WC. A further open plan office is to the first floor, with a private meeting room, server room and WC.

Externally, Unit C1 benefits from 5 no. dedicated parking spaces.

ACCOMODATION

Ground Floor	67.83 sq m	730 sq ft
First Floor	78.27 sq m	842 sq ft
Total Area	146.10 sq m	1,573 sq ft

ENERGY PERFORMANCE CERTIFICATE

Unit C1 has an Energy Performance Asset Rating of C-67.



SERVICES

We understand mains water, electricity, and drainage are connected. Heating is by way of electric panel heaters and the first floor benefits from air conditioning.

TERMS/ SALE PRICE

Available by way of a flexible full repairing and insuring lease for a term of years to be agreed at rent of **£17,500 per annum**. Ingoing rent incentives will be considered. Alternatively the freehold title is offered for sale at **£200,000**.

An Estate Service Charge is levied to cover costs of maintaining the shared common areas of the estate.

RATEABLE VALUE

The Valuation Office Agency website describes Unit C1 as Offices and Premises with a 2017 List Rateable Value of £23,500. The draft 2023 List Rateable Value confirmed by the Valuation Office Agency is £24,250. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

VAT

The property is elected for VAT and VAT will be charged in addition on the rent and other outgoings.

COSTS

Each party will be responsible for their own legal fees associated with the transaction.

VIEWINGS

Strictly by the Sole Agent, Carigiet Cowen. For further information please contact:

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Carigiet Cowen



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