

7421/IH

## TO LET

Ground Floor  
Unit C3, Kendal House,  
Murley Moss Business Village,  
Kendal, LA9 7RL

\* Modern Air Conditioned Self-Contained Offices \*

\*No VAT Payable\*

\* 100% Business Rates Relief Potentially Available \*

### 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 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

This office provides high quality self-contained modern office accommodation at ground floor level. The accommodation offers a main open plan office area with two partitioned offices. A new kitchen facility is to be provided within the main office. There is a separate WC.

Externally, this office suite benefits from 4 no. dedicated parking spaces.

### ACCOMMODATION

Ground Floor      69.03 sq m      743 sq ft

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Asset Rating of C 57.

### SERVICES

We understand mains water, electricity, and drainage are connected. Air conditioning is provided throughout.



### TERMS

Available by way of an internal repairing and insuring lease for a term of years to be agreed at a rent of **£700 per calendar month.**

An Estate Service Charge is levied to cover costs of maintaining the shared common areas of the estate. The current on-account charge relative to this office suite relating to the service charge year ending 30 September 2024 is £747 per annum.

### RATEABLE VALUE

The Valuation Office Agency currently assesses this property with the adjacent office building known as C2 Kendal House. The Agency will need to create a new separate rating assessment for this property. The estimated 2023 Rateable Value is £9,250. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

### VAT

The property is not elected for VAT so no VAT will be charged on the rent or on other outgoings.

### COSTS

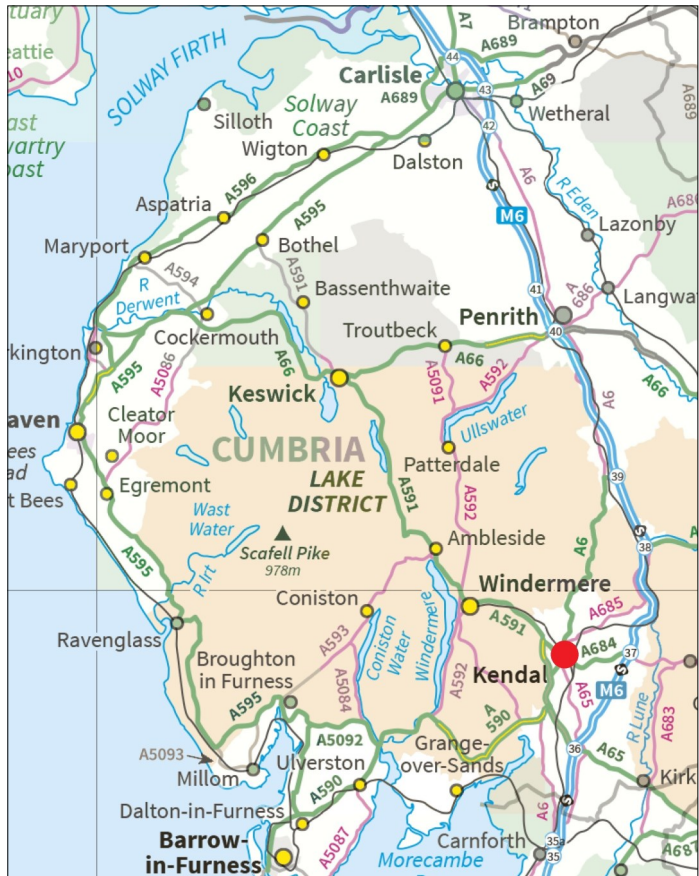
Each party will be responsible for their own legal fees associated with the transaction.

### VIEWINGS

Strictly by the Sole Agent, Carigiet Cowen.  
For further information please contact:  
Iain Henderson | T: 01228 635005  
E: [ihenderson@carigietcowen.co.uk](mailto:ihenderson@carigietcowen.co.uk)

**Details Prepared: February 2024**

# Carigiet Cowen



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