



For Sale

**Meadowbank House,
Meadowbank
Business Park, Shap
Road, Kendal ,
Cumbria , LA9 6NY**

3,412 Sq Ft | 316.97 Sq M

£340,000 for the Freehold

- Modern detached office
- Private car parking
- £340,000 for the Freehold Investment
- Fully Let Investment



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Description

A rare opportunity to purchase a fully let investment property consisting of ground and first floor office accommodation, recently constructed to a high specification. Access is by way of a shared entrance lobby, that leads to the ground floor office space with staff kitchenette and wc facilities. This office space then has its own private access door. Stairs lead from the entrance lobby up the first floor office accommodation. The property has the benefit of open countryside views to the rear. Newly constructed with stone facing details and feature part glazed elevation all under a natural slate tiled roof. The offices will have use of their own parking spaces to the front of the unit.

Location

The offices are built on the site of Meadowbank, Meadowbank Business Park, Shap Road, Kendal. The business park is presently the chosen location of the Mighty Oak, NFU Mutual and a number of other independent businesses.

Accommodation

Area	SQ FT	SQ M
GIA	3,412	316.97
Total	3,412	316.97

Services

Mains gas, electricity, water and drainage are connected.

EPC

Energy Performance Asset Rating: B

Terms

The property is available to purchase subject to the current tenancies. The ground floor is let to Douglas Grange Accounts on a 6-year lease (commencing June 2021). The second floor is let to Cartmel Care Ltd on a 5-year lease (commencing January 2023). VAT will be applied to the purchase price.

Business Rates

The property has been assessed for business rates. More details can be obtained on the VOA website.

Money Laundering

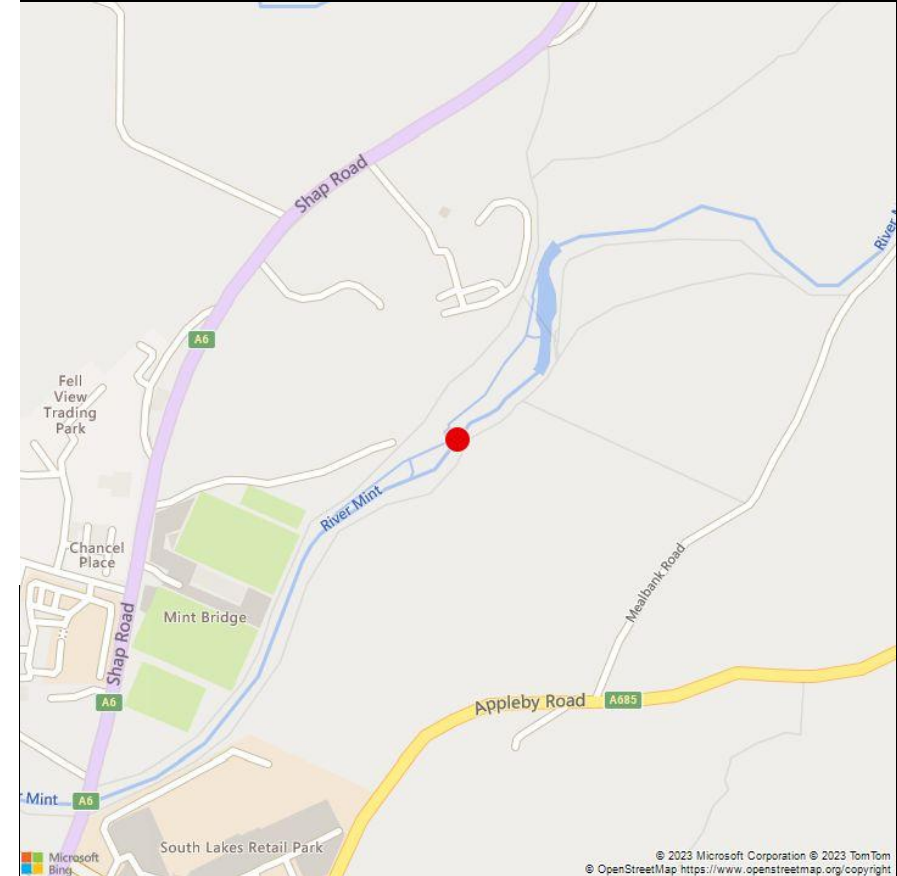
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

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

Suzie Barron **Caroline Hayton**

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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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