



UNIT 4A KIRKBY LONSDALE BUSINESS PARK

£26,000PA

Kirkby Lonsdale, LA6 2GT

Situated immediately adjacent to the A65, in a prominent roadside position within the Kirkby Lonsdale Business Park and on the outskirts of the popular market town of Kirkby Lonsdale itself. Unit 4a is a two storey unit providing office spaces with storage extending to approximately 253sqm.

Alarmed and fully air conditioned throughout. Two allocated parking spaces for Unit 4a and ample visitor parking.

Mains electric, water and drainage.

The unit is available to let on a five year lease subject to a break clause at 2.5 years.

Large secure lock up garage also available for separate negotiation.

- Entrance hall with kitchen (6.5m x 2.6m) modern units with integral dishwasher and fridge
- Disabled WC
- Hallway with shelved store room (2.8m x 2.1m)
- Office/meeting room 1 (2.9 x 2.6)
- Ladies and gents WC's
- Large open plan office (10.7m x 5.9m)
- Office/meeting room 2 (2.3m x 2.3m)
- Office/meeting room 3 (4.6m x 4m)
- EPC rating: E

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TENURE AND RENTAL

Unit 4a is available on a five year lease with a break clause at 2.5 years.

A commencing rent of £26,000 per annum exclusive of VAT, rates and any service charges.

Both parties to be responsible for their own legal costs in preparation of a new lease.

DIRECTIONS

From the M6 J36 proceed along the A65 towards Kirkby Lonsdale. Just past the Texaco garage turn immediately right onto Kirkby Lonsdale Business Park. Drive round to the car park and Unit 4a can be found on the left hand side.



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