



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 I (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

Lane House, Kendal Road Kirkby Lonsdale Carnforth 015242 74445

lettings@davis-bowring.co.uk

www.davis-bowring.co.uk



estate agents









TENURE AND RENTAL

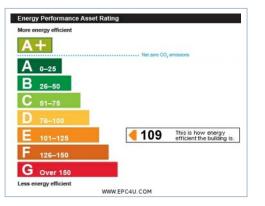
Unit 4a is available on a five year lease with a break clause at 2.5 years.

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.



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract: (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise at one correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.