



0 Bed Office located in

£550 PCM



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A well-presented office space available on a short-term lease, ideal for small businesses, freelancers, or project teams.

LOCATION

Situated in the town centre, down one of Kendal's historic yards between Highgate & Dowkers Lane, with two private parking spaces accessed from Dowkers Lane.

DESCRIPTION

Bright and functional office space available on the first floor, featuring two main rooms that can be used as offices, meeting areas, beauty salon or an open-plan workspace. The unit includes a practical kitchen area and a toilet for convenience. Outside there is parking for two cars.

This setup is ideal for small businesses, startups, or professionals looking for a comfortable and accessible work environment.

33.41M2 (360 sq ft)

SERVICES

The property is connected to mains electricity, water, and the mains drainage system. Heating is provided by a Toshiba air-source heat pump, which powers wall-mounted air conditioning units throughout.

EPC

The property has an Energy Performance certificate with a rating of D92 which is valid until 7th October 2028.

RATEABLE VALUE

The property has a Rateable Value of £2,650, with estimated annual rates payable of £1,446.90. However, the premises may qualify for Small Business Rate Relief, subject to meeting the necessary criteria. Prospective tenants are advised to contact the Business Rates Department at Westmorland & Furness Council directly to confirm eligibility – Tel: 0300 373 3300.

LEASE TERM

The space is available on a 6-month lease at a monthly rent of £550. Please note: the rent is not subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in preparing and completing the lease documentation, along with any applicable VAT.

DIRECTIONS

CONTACT

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