



**FISHER  
WRATHALL**  
COMMERCIAL



## **14 Moss End Business Village J36, Milnthorpe, LA7 7NU** **£22,512 Per Annum**

TO LET - Really good suite of spacious Offices to let by way of an assignment which will suit various business users with a number of dedicated parking spaces.

Ideal location adjacent J36 and the M6 motorway. Very accessible due to the M6 and close proximity to Kendal and surrounding villages.

5 Offices in total plus kitchen. Communal toilets. Viewing absolutely essential to fully appreciate the space on offer and the sought after convenient location.





## Location

The subject offices are situated at J36 by the M6 motorway on the opposite side of the road amongst converted farm buildings.

Extremely convenient and accessible location by the motorway to go North and South as well as to Kendal and the numerous surrounding villages.

## Description

A good suite of 5 spacious ground floor Offices ideal for various different business users with very close proximity to J36.

## Accommodation

### All Ground Floor

### Communal Entrance Hall

With access to communal toilet facilities.

### Private Office Entrance

### Reception Office

22'0" x 10'5" plus recess 12'2" x 6'9" (6.724 x 3.176 plus recess 3.720 x 2.064)

### Inner Hallway

21'0" x 5'10" (6.404 x 1.797)

### Office

11'10" x 9'0" (3.623 x 2.751)

### Office

13'9" x 9'10" (4.212 x 3.001)

### Meeting Room

13'11" x 11'3" (4.251 x 3.438)

Plus excellent range of fitted storage cupboards.

### Office

15'5" x 13'9" (4.707 x 4.207)

Average measurement.

### Kitchen

20'1" x 6'6" (6.125 x 2.002)

Plus excellent range of fitted storage cupboards, stainless steel sink unit, Viessmann combi boiler.

### Communal Toilet Facilities

Accessed from the communal entrance hall.

## Floor Area

Approximately 1250 square feet or thereabouts.

## Car Parking

4 reserved car parking spaces.

## VAT

All terms quoted are exclusive of, but may be liable to VAT at the prevailing rate. Further details on request.

## Services

All mains services available. Gas central heating.

## Rateable Value

£18,000.

## Current Rent

Current rent passing £22,512 per annum exclusive of rates, payable £5,628 per quarter.

## Service Charge

Apart from the rent and rates payable there is also a service charge which covers maintenance and use of the common parts and individual property insurances. Current quarterly service charge £552.64 payable by the tenant.

## Assignment

These premises are available by way of an assignment from the existing tenancy. Current lease is for 15 years from 1st February 2011.

## Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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