

TO LET ON A NEW LEASE
POTLANDS HOUSE, KIRKBY STEPHEN.
CA17 4SY



First Floor Offices

Off Road Parking

Net Internal Area 120.00m² / 1291.7ft²

Rent: £8400 per annum

Description

The property comprises a first floor office suite, offering part open plan and part cellular office accommodation.

The main office area is a large open plan suite spanning the full width of the building. Running off the main area is a separate smaller office, and a kitchenette and a WC.

The offices are accessed via a staircase and shared entrance off the A685, which runs through Kirkby Stephen.

There is off road parking for approximately 5 cars on the outside of the property.

Location

The property lies at the Southern end of the small market town of Kirkby Stephen. Approximately 12 miles from the M6 at Tebay, and 4 miles from the A66 at Brough, the property is ideally situated for travel in any direction.

Services/Business Rates

The property is connected to mains gas, electricity, water and drainage. The tenant will be responsible for gas and electricity bills, however the water charge will be taken care of in the form of a service charge, which will include the business rates.

Service charge will include:

1. £50.00 per month water charge
2. £75.00 per month (10 months) business rates

Tenure

The premises are available by way of a new lease for a term of years to be agreed and at an annual rent of £8400pa, exclusive of rates.

Viewing

By prior arrangement with Lakeland Commercials Ltd.