

Underley Business Centre - Kirkby Lonsdale, Cumbria



Underley
Business Centre

OFFICES TO LET
From 350 sq ft to 4,200 sq ft
of high quality office accommodation
Available as a whole or individual units

UNDERLEY BUSINESS CENTRE - KIRKBY LONSDALE, CUMBRIA

- Underley Business Centre forms part of the Underley Estate – a 3,700 acre country Estate set on the outskirts of Kirkby Lonsdale. ‘Underley’ goes back to the 12th century when Ughtred de Underley son of the earl of Northumberland was granted fifteen acres of land in the town of Kirkby Lonsdale.

Today, Underley is very much a progressive modern Estate with a variety of residential and holiday cottages and has now developed the Underley Business Centre to further diversify the Estate.

- Careful and painstaking renovation work has retained many original features, now sympathetically aligned alongside the modern day requirements for stylish architectural design, providing contemporary practical and stylish office accommodation, with technology driven communication infrastructure.

- A superb location to promote your company’s image, the Underley Business Centre is conveniently located 2 minutes from Kirkby Lonsdale town centre, 10 miles from Kendal, 6.5 miles from junction 36 of the M6, 1.5 miles from the A65.

- Underley Business Centre provides modern stylish office accommodation within a secure working environment, affording good privacy and ample parking.

- This superb scheme offers companies a unique opportunity to enjoy prestigious office accommodation in a beautiful rural setting - a very attractive option for any company wishing to locate away from the noise, congestion and pollution of commercial centres.

- The installation of an up to the minute communications infrastructure with high bandwidth internet capacity gives access to 21st century technology.

- A pro-active on-site Management and Maintenance Team can respond quickly and efficiently to all occupier requirements, as well as providing a range of additional services including catering facilities.

- A one mile scenic walk taking in ‘Ruskin’s View’ brings you into the centre of Kirkby Lonsdale, with an array of shops and cafes, a bakery, hotels, banks, a post office and Booths supermarket.



A spectacular environment

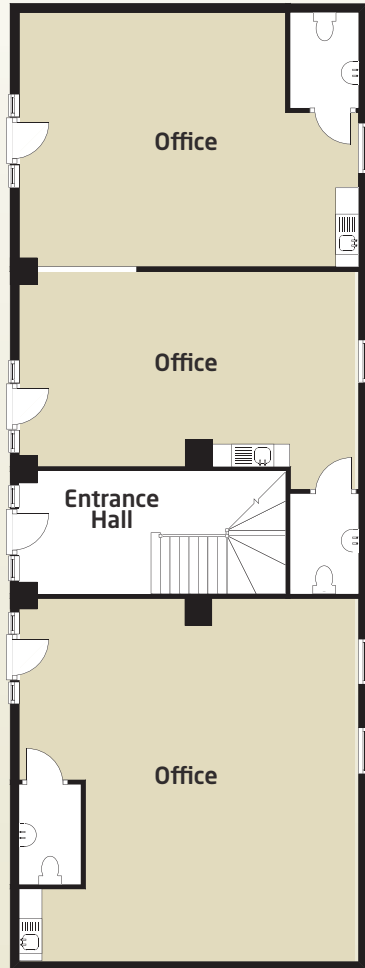


Modern office design

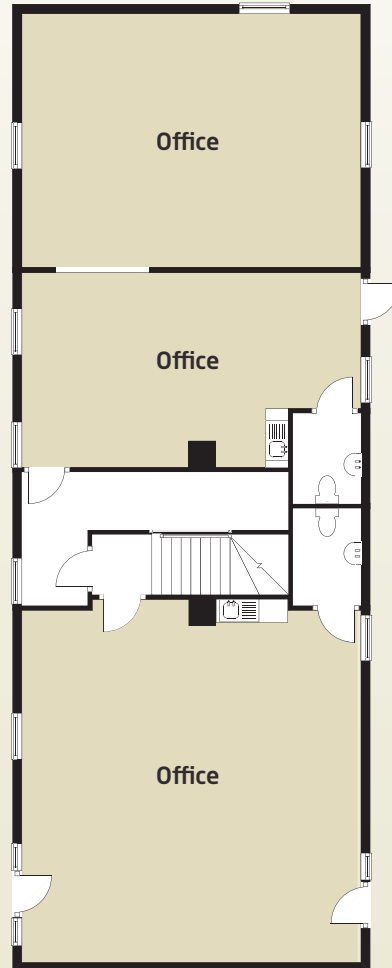


Peaceful surroundings

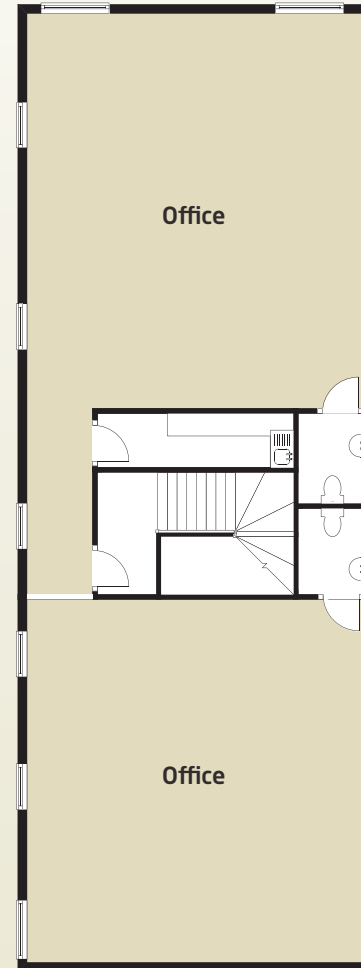
First Floor



Ground Floor



Lower Ground Floor



Accommodation

- The accommodation has been designed to provide flexible office space to suit individual occupiers.
- Office fit-out service available.
- A pro-active on-site management and maintenance team.
- On site showers.
- Office units can readily be tailored to suit individual occupiers needs, either large or small.

Specifications

- Communications infrastructure for cabling, datacoms, telephones, computers and other systems with high bandwidth internet access available.
- Extensive car parking.
- Catering facilities available.
- Comfort cooling and heating.
- High quality specification and quality fitments throughout.

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Location

- Underley Business Centre is less than 1 mile from Kirkby Lonsdale (supermarket, major banks, post office, numerous eating houses, bakery) and 10 miles from Kendal.
- M6 junction 36 is only 6.5 miles away.
- A65 is just 1.5 miles away.



Rail Services

- The local station is Oxenholme 11 miles away with direct links to Manchester Piccadilly (1 hour, 10 minutes) Birmingham New Street (2 hours, 10 minutes) and London Euston (2 hours, 37 minutes).

Airports

- Both domestic and international flights operate from **Manchester International Airport** and **Liverpool's John Lennon Airport**, both of which are 90 minutes' drive away. **Leeds Bradford International Airport** is 1 hour 30 minutes away while **Blackpool International Airport** in only 1 hour away.

Terms & Viewing

- The offices at Underley Business Centre are available to lease on flexible terms.
- A site visit with a member of the management team is strongly recommended in order to identify the right space for your company. Viewing at any time by prior appointment.

For enquiries contact:

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Business Centre location:

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