

On instruction from BT

## Transport Workshop/Warehouse

### To Let on New Lease

1 Sandylands Road  
Kendal  
Cumbria  
LA9 6EU



Kendal is an attractive market town situated in south Cumbria on the fringe of the Lake District National Park and with a resident population of approximately 25,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 8 miles from access to the M6 Motorway at Junction 36, 20 miles north of Lancaster, 26 miles south of Penrith and 8 miles from Windermere. In addition, the town lies on the London to Glasgow/Edinburgh railway line with the a main line station at Oxenholme.

#### Location

The premises are situated to the north east of Kendal town centre just off Sandylands Road

which in turn is a short distance from the Junction of Appleby Road with Shap Road (comprising the main A6 leading to the north of Kendal). The property is situated on the BT Depot close to Kendal Auction Mart, Jewson, Bensons for Beds and Kendal Business Park. The property is close to Kendal Station.

#### Description

The property comprises a 5 bay warehouse/workshop, currently in use as a motor transport facility and therefore suitable for use as a vehicle repair workshop or warehouse use. The property benefits from access by way of 5 No. roller shutter access doors into individual bays and has an accommodation block comprising offices. The property will be let with a designated yard area to the front of the warehouse.

#### Accommodation

Warehouse		
Bay1	887 sq ft	(82.39 sq m)
Bay 2	860 sq ft	(79.93 sq m)
Bays 3 - 5	2,619 sq ft	(243.31 sq m)
Ground floor office	646 sq ft	(60.03 sq m)
<b>Total</b>	<b>5,012 sq ft</b>	<b>(465.66 sq m)</b>

#### Terms

The property is available to let on the basis of a new 3 year full repairing and insuring lease, or multiple of 3 years with the lease to be contracted out of the security of tenure provisions of the Landlord and Tenant Act.

#### Rent

Commencing rental of £22,500 pa.

#### Rateable Value

Not currently assessed for rates although the ingoing tenant will be responsible for payment of rates in respect of the premises.

#### EPC

This has been commissioned and will be made available to potential tenants.

#### Legal Costs

Each party to be responsible for the payment of their own legal fees.

**VAT**

All prices and outgoings may be subject to VAT.

**Viewing**

Strictly by appointment through the joint agents Peill & Company, Tel 0845 450 4444 –Simon Adams dealing (simon@peill.com) or Colliers International.



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Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.

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