

To Let On Flexible Terms

**Castle Mills
Aynam Road
Kendal
LA9 7DE**

Industrial, Storage and Offices

Description

The properties are situated within the "Goodacres site" accessed directly off Aynam Road being within 5 minutes walk to the town centre.

Accommodation

The available properties are as follows:-

No 19 - Clock Building (First Floor)	4,295 sq ft
Unit 2 - The Shop	2,882 sq ft
No 5 – Storeroom (Former Nursery)	1,400 sq ft
No 38 – Small Workshop/Storeroom	1,400 sq ft

The above are approximate gross internal areas. Various options are available and our clients will be happy to consider combining and sub-dividing units to suit prospective tenants requirements. Other necessary facilitating works will be carried out as necessary. Additional buildings are available and a number of the above buildings can be combined if required.

Terms

Rents are from £3 per sq ft exclusive of rates, building insurance and VAT payable quarterly in advance.

Tenure

All the units are available to let on flexible lease terms either by way of licence or short term lease outside the 1954 Landlord and Tenant Act for a maximum of 2 years.

Rateable Value

To be re-assessed.

Legal Costs

The ingoing tenant to be responsible for the payment of our client's reasonable legal costs.

VAT

The property is registered for VAT and VAT will therefore be chargeable on the rent.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)