

## 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)