

## For Sale/To Let

### Conveniently Located Warehouse

**Warehouse at Cross Lane Works**  
**Cross Lane**  
**Kendal**  
**LA9 5LB**



**Good quality warehouse space with development potential.**

#### Location

The property occupies a convenient location immediately to the west of Kirkland, the main A6 road leading in to Kendal. Access to the unit is directly on to Cross Lane from which it is an easy task to travel into Kendal or alternatively southwards out of the town avoiding the one way system.

#### Description

The premises comprise a single storey warehouse of steel portal frame construction having a pitched roof clad with insulated uPVC coated profile steel sheeting. To the front of the site are 3 No. separate lock-up garages currently used for storage purposes. There are a number of car parking spaces immediately in front of the property.

#### Accommodation

##### Main Warehouse

|                         |             |
|-------------------------|-------------|
| Total Ground Floor Area | 4030 sq.ft. |
| 3 No. Lock-Up Garages   | -           |

#### Terms

|           |                         |
|-----------|-------------------------|
| For Sale: | £265,000                |
| Lease:    | Rental - £16,500 p.a.x. |

#### Lease

Multiples of 3 years.

#### Rating Assessment

|                |         |             |
|----------------|---------|-------------|
| Rateable value | £13,000 | UBR – 43.3p |
|----------------|---------|-------------|

#### Energy Performance Certificate

To be provided.

#### Legal Costs

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

#### VAT

The property has been registered for VAT and VAT will, therefore, be charged on the transaction.

#### Viewing

Peill & Company – Andrew Peill dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

Kendal - Cross Lane  
Warehouse



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