

To Let Secure Warehouse

**Premises formerly occupied
By A. Plant Limited
Mintsfeet Road South
Kendal
LA9 6ND**



Large concrete yard included.

Location

The property occupies a well established industrial location at the southern end of Mintsfeet Industrial Estate fronting Mintsfeet Road South. Adjacent are premises occupied by Continental Landscapes and premises occupied by Grahams (Plumbers merchants).

Description

The site is roughly triangular and incorporates a large secure concrete yard together with a 2 storey office section and a substantial workshop building. The property is therefore ideal for a variety of uses.

Accommodation

Offices	
Ground Floor	622 sq ft
First Floor	447 sq ft
Total	1,069 sq ft

Workshop	
Ground Floor area	1,390 sq ft
Mezzanine	346 sq ft

Total site area 0.2 acres approx.

Rateable Value

The property is assessed for rates as follows:-

Rateable value	-	£10,500
UBR	-	46.2p

Term

£15,000 per annum exclusive of rates.

Lease

Multiples of 3 years on internal repairing terms.

Legal Costs

The incoming tenant to be responsible for the Landlords reasonable legal fees up to a maximum of £400 plus VAT.

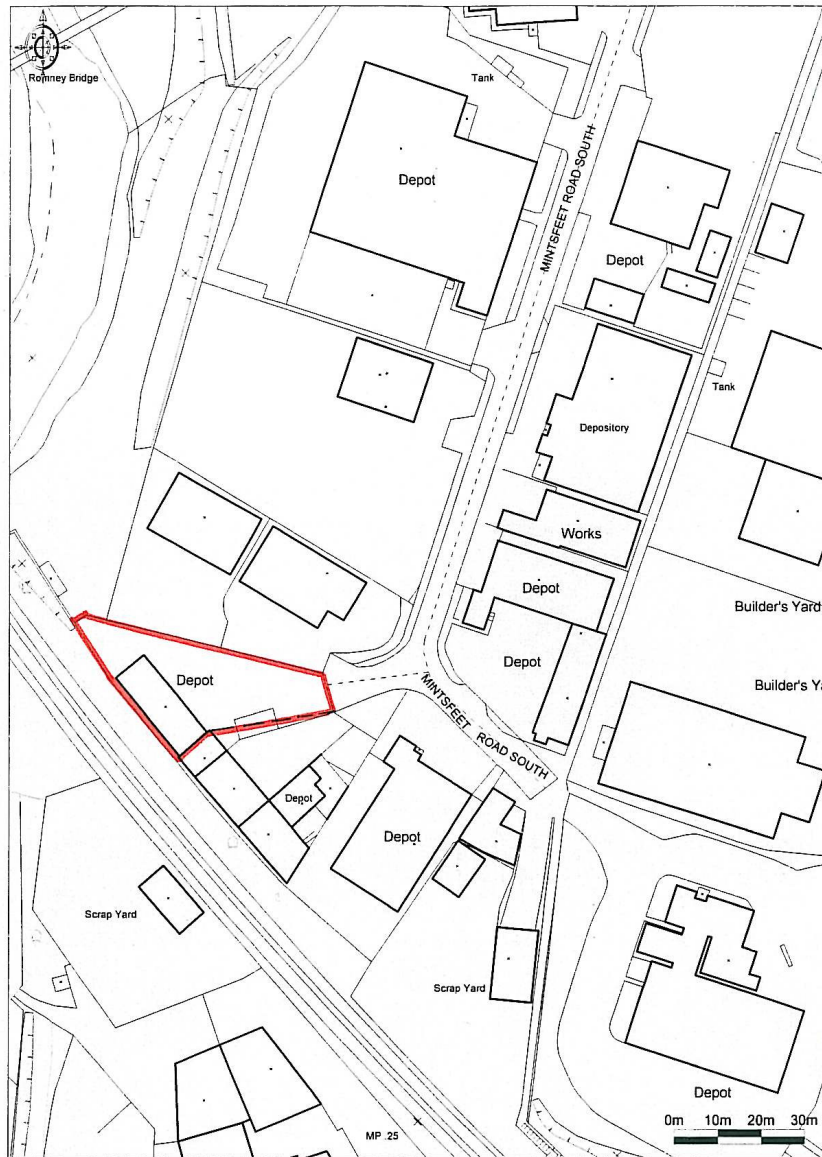
VAT

All prices, rentals and outgoings where quoted, are exclusive of but may be liable to VAT.

Viewing

Strictly by appointment through the agents, Peill & Company, tel 0845 450 4444 (Andrew Peill dealing) Andrew@peill.com.

Premises Former Occupied by A Plant Ltd., Mintsfeet Road South, Kendal LA9 6N



Ordnance Survey

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