

## To Let on New Leases

### Former A Plant Depot Mintsfeet Road North Kendal LA9 6LZ



Light industrial storage and distribution premises with offices and yard to let on new leases. Total gross internal area 5,897 sq ft within site of 0.6 acres 0.24 hectares. Will subdivide into smaller units.

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland.

#### Location

The property is situated within Mintsfeet Industrial Estate approximately 1 mile north of Kendal town centre in a prominent location fronting Mintsfeet Road North opposite The Builders Supply (Kendal)

Ltd, builders merchants and close to occupiers such as West Cumberland Farmers, Calor Gas and the Suzuki and Vauxhall main dealerships.

#### Description

The property comprises a number of single storey industrial units some of which are interlinked with an adjoining single storey office building. The industrial units are of concrete portal frame construction with profile metal clad elevations under a pitched, corrugated asbestos roof. The office accommodation is brick elevations under a mineral felted flat roof. Externally there is a large secure yard area of approximately 0.6 acres, 0.24 hectares which has been recently laid to tarmac.

#### Accommodation

Unit	Internal width	Depth	Sq ft	Sq m
1	14' 0"	27' 9"	388	36
2	71' 4"	29' 4"	2,090	194
3	11' 8"	28' 0"	325	30
4	11' 9"	28' 0"	330	30.5
5	23' 4"	29' 4"	683	63.4
6	34' 5"	29' 0"	1,000	93
<b>Office</b>				
1			138	12.8
2			143	13.3
3			800	74

#### Terms

Our clients are willing to lease the whole of the property as a single unit or will consider separate lettings of the sub-divided units.

#### Rental

£55,000 p.a. exclusive of rates and VAT for the entire site on the basis of a minimum lease term of 5 years on full repairing and insuring terms.

#### Rateable Value

Rateable Value £24,500 UBR 41.4p

#### EPC

The property has an Energy Performance Asset Rating of "G". Further details available on request.

#### Legal Costs

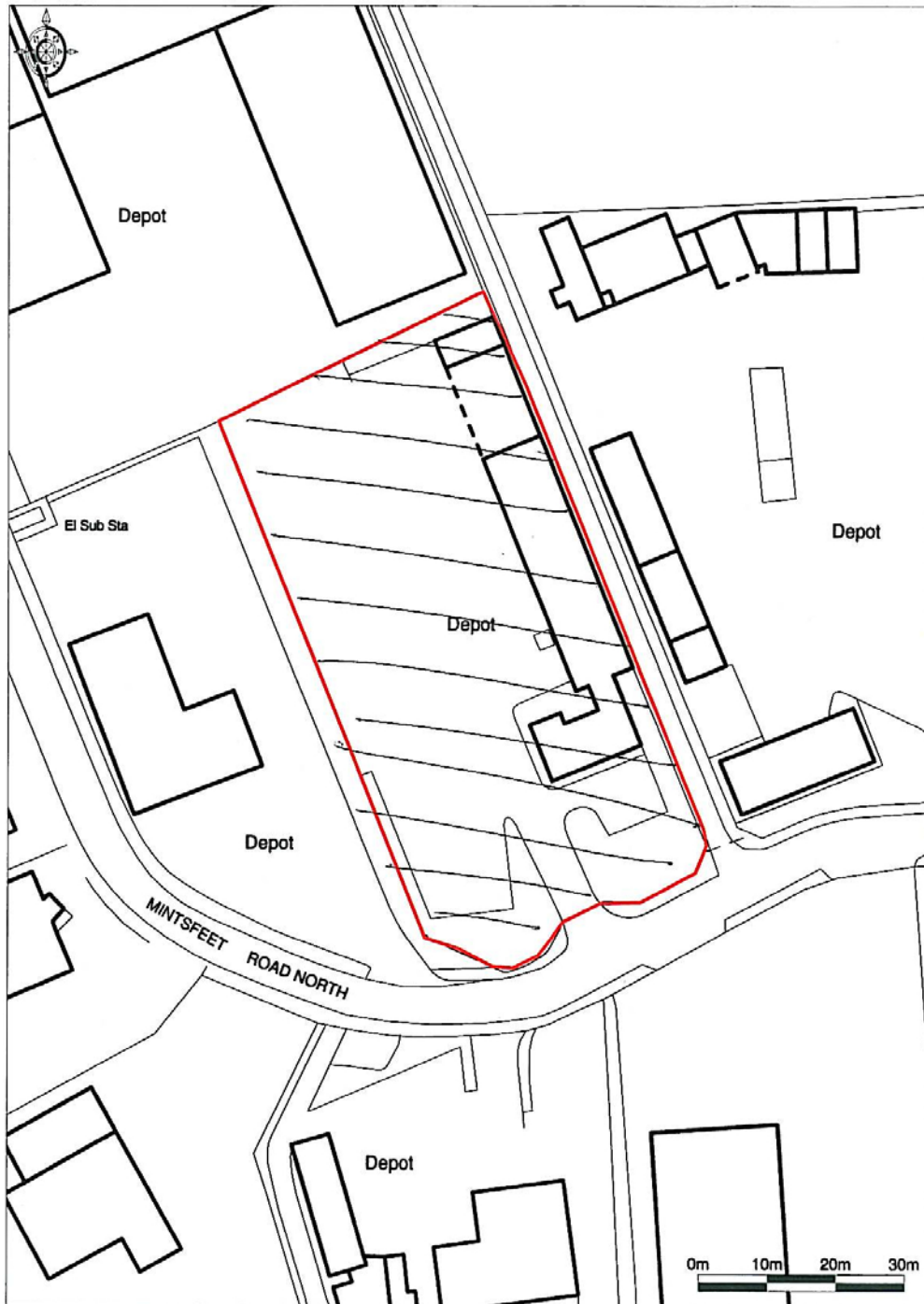
The incoming tenant to be responsible for the payment of our client's reasonable legal fees incurred in the preparation of a new lease.

**VAT**

The property has not been registered for VAT at the present time.

**Viewing**

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