

Large Distribution Depot To Let

**Former Carlsberg Depot
Mintsfeet Road South
Kendal
LA9 6ND**



23,500 sq ft warehouse/offices on 1.3 acre site.

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 occupies an extremely convenient location fronting Mintsfeet Road South on Mintsfeet Industrial Estate, Kendal's premier industrial area. The site is approximately ¼ mile north of Kendal town centre with access on to the main A6 Shap Road leading northwards out of the town. The property is located between Builders Supply (Kendal) Ltd and Messrs Gibsons, suppliers of caravans and mobile toilets.

Description

The premises which were formerly occupied by Messrs Carlsberg as a distribution base for their business throughout the north west of England, comprises a large warehouse of steel portal frame construction together with loading bay, loading canopy and office block extending to approximately 3,000 sq ft. The buildings are arranged centrally on a large site with two access gates leading on to Mintsfeet Road South.

Accommodation

Total Warehouse Area	12,378 sq ft
Loading Bay	2,502 sq ft
Office Block	2,743 sq ft
Canopy	5,833 sq ft
Total Site Area	Approx. 1.3 acres

Consideration would be given to a division of the space into smaller areas i.e. - 6,000 sq.ft., 4,000 sq.ft. and 2,378 sq.ft.

Terms

A rental of £5.00 per sq ft exclusive of rates and VAT is being quoted for the main parts of the accommodation multiples of 3 year leases on internal and repairing and insuring terms.

N.B. Consideration will be given to tenants wishing to acquire part of the accommodation together with part of the land providing this is done on a logical basis and does not detract from the letability of the remaining parts.

Rateable Value

The whole site has a rating assessment of £45,250 UBR 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 01539 733333.

EPC



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 is therefore charged at the standard rate on all outgoing.

Viewing

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

