

Modern Industrial Unit

To Let

Former Colony Candles Lindale Road Grange over Sands Cumbria



Extremely convenient location. Large plot/circulation space.

Grange Over Sands is situated in south Cumbria 15 miles from Windermere and Ulverston, 14 miles from Kendal and approximately 14 miles from access to the M6 motorway at junction 36. The town has a resident population of approximately 3,500 and as well as serving as a retail, service and employment centre for the outlying rural areas it also attracts significant numbers of visitors throughout the year and has a number of large hotels.

Location

The premises occupy a prominent location just off Lindale Road, the main road leading in to Lindale from the north eastern side. It is approximately 200 yds north of the Station and is sandwiched between Lindale Road and the railway line.

Description

The premises comprise a substantial detached warehouse/industrial unit which is ideal for a variety of uses and occupies a particularly large plot with ample circulation space. Access on to the main Lindale Road is straight forward.

Accommodation

Ground Floor

Total warehouse accom. 2,786 sq ft
Inclusive of ladies and gents toilet

Outside

Average frontage 40 yds
Average depth 90 yds

Total site area approx. 3,750 sq yds (0.75 acre)

Rental

Rent: £16,000 p.a. exclusive of rates.

Lease Terms

The property is available on a lease in multiples of 3 years subject to 3 yearly rent reviews.

Rateable Value

Applicants are advised to make their own enquiries of the Local Rating Authority, South Lakeland District Council.

EPC

To be provided.

Legal Costs

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

VAT

All prices quoted are exclusive of but may be liable to VAT if applicable.

Viewing

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