

**For Sale/To Let**

**Kentmere Business Park  
Silver Street  
Staveley  
LA8 9PB**



**Substantial warehouse buildings together with development land.**

**Location**

The site occupies a convenient location at the northern end of Staveley at the junction of Silver Street and Back Lane. Access to the Lake District is very handy with Windermere only 4 miles west along the A591 and Junction 36 of the M6 Motorway being 10 miles south (15 minutes drive time). The site will therefore be of interest to both local and national companies.

**Description**

The premises which were built in approximately 1970 are the former photographic section of Kentmere Ltd. The part which is currently available comprises the detached unit on the western side of the site almost adjacent to the main entrance to the site.

The land is available for a major industrial warehouse/retail development and we anticipate that it will be suitable for trade counter uses as well as for storage and distribution operations.

**Accommodation**

**Detached Unit – available**

Total warehouse space 4,600 sq ft

**Detached Garage - sold**

**Disused Chapel - sold**

approx. 850 sq yds

**Former Photographic section - sold**

(northern part) - 13,060 sq ft

**Former Photographic section - sold**

(southern part)

**Remainder of Photographic section – withdrawn**

Ground floor - 9,609 sq ft

First floor - 4,495 sq ft

**Adjacent Land - approx. 2.5 acres – available**

**Rateable Value**

The whole of the premises are currently assessed in conjunction with other parts of the site and as such no individual rateable values are available.

**Services**

All mains services are available in the vicinity.

**Terms**

	Rental	Guide Price
<b>Detached Unit</b>	-	Offers over £300,000
<b>Detached Garage</b>	-	Sold
<b>Disused Chapel</b>	-	Sold
<b>Northern Section</b>	-	Sold
<b>Southern Section</b>	-	Sold
<b>Remainder of main building</b>	-	Withdrawn
<b>Industrial Dev. Site</b>		Offers invited for whole or part of site.

**Legal Costs**

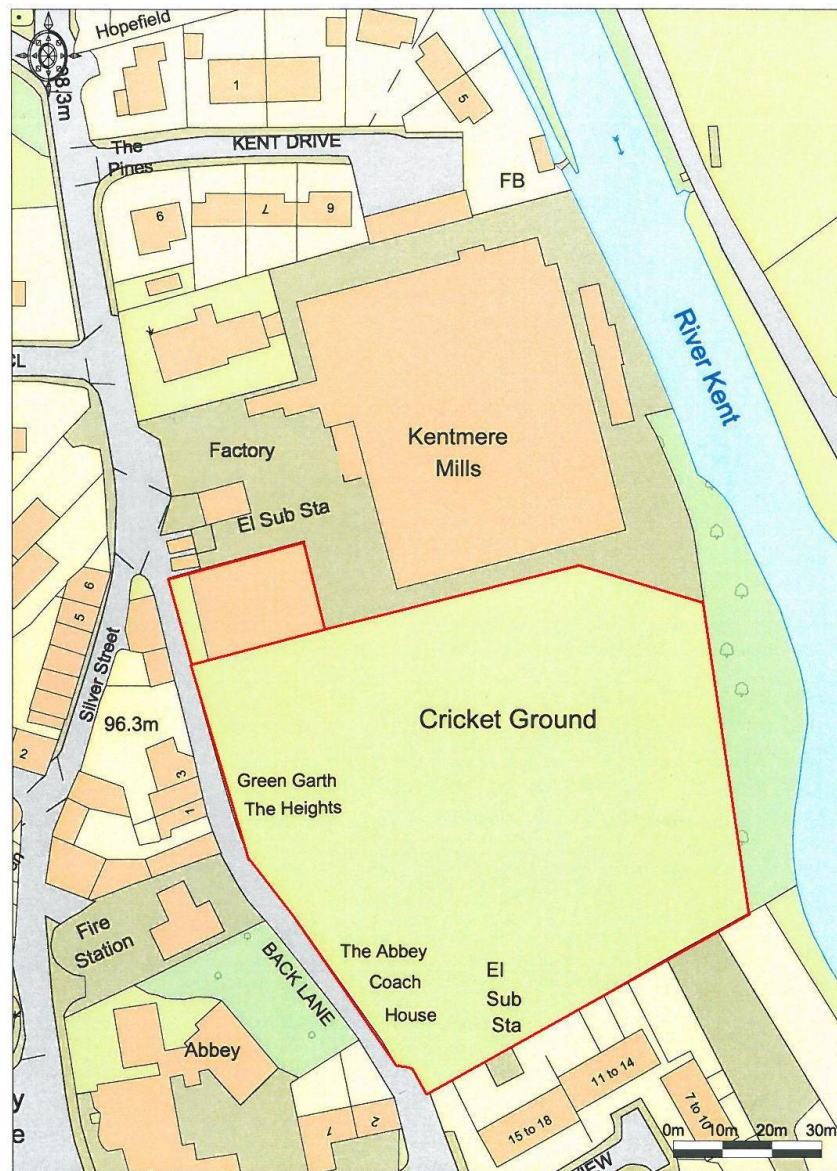
The incoming tenants/purchasers are to be responsible for the payment of the landlords reasonable legal fees incurred in the transaction of £500 plus VAT per transaction.

**VAT**

All transactions will be subject to VAT at the appropriate rate.

**Viewing**

Peill & Company, Tel 0845 450 4444 –Andrew Peill dealing ([andrew@peill.com](mailto:andrew@peill.com))



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