

To Let

Former Continental Unit Mintsfeet Road South Kendal LA9 6ND



Conveniently located 2,600 sq ft industrial unit with hardstanding to the front.

Location

The property occupies a prominent main road location fronting Mintsfeet Road South on the well known Mintsfeet Industrial Estate. There are a number of both local and national companies nearby with access to the main A6 Shap Road being from Mintsfeet Road.

Description

The property comprises a terraced industrial unit which is of single storey construction under a pitched roof. It was formerly part of the Pickfords building which has now been divided in to 3 sections, the subject premises being the left hand side of the terrace of 3. There is a useful yard to the front which is secured by way of a substantial palisade fence.

Accommodation

Ground Floor

Gross internal area	2,625 sq ft
Incorporating office and toilet facilities.	
Eaves height	14'0"
Roller shutter door to front	

Rental

Offers in the region of £10,000 p.a. exclusive of rates.

Lease

Modern commercial lease in multiples of 3 years.

Rateable Value

Rateable Value £8,400	UBR 43.3p
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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.

Viewing

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



