

Modern Industrial Unit For Sale/To Let

Warehouse
Rothay Holme Industrial
Estate
Ambleside
LA22 0HQ



Conveniently located unit with car parking

Location

The property is situated on the Rothay Holme Industrial Estate close to a number of other prominent occupiers including Hayes Distribution Ltd, SLDC and the Lakeland Properties Ltd storage/office facility. The estate is on the south side of Ambleside, approximately 3/4 miles from the town centre and is accessed off a small one way system which avoids the need of going through the centre of the town.

Description

The premises comprise a modern industrial unit which was built in 1995 of steel portal frame construction having UPVC coated profile steel cladding to the elevations and the roof. Internally there is a full mezzanine floor which will be left in the property. The eaves height of

the main building is 18' 6" giving a height to the underside of the mezzanine floor of 9' 3". Access is via a roller shutter door to the side. Car parking is provided to the right hand side of the property in addition to which there are 3 No. spaces at the front.

Accommodation

Ground Floor

Total warehouse space 2,450 sq ft

Mezzanine Floor

Total warehouse space 2,450 sq ft

Total 4,900 sq ft

Outside

Parking for approximately 6 vehicles.

Services

The premises are connected to mains electricity. We believe mains water and mains drainage are available on the estate.

Terms

For Sale: Offers in the region of £175,000.

To Let: Offers in the region of £14,000 p.a.x. on a 3 year lease or longer subject to 3 yearly rent reviews.

Sale Price

Interested parties are invited to put forward offers for the property.

Rateable Value

Rateable Value £11,000

UBR 43.3p

EPC

This has been commissioned and will be made available to potential tenants.

Legal Costs

The incoming tenant to be responsible for the lessors reasonable legal fees up to a maximum of £400 plus VAT.

VAT

The property is registered for VAT and therefore VAT is chargeable on the rent.

Viewing

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

