

To Let on Flexible Terms

**Former Internet Based Mail
Order Offices and Warehouse
Tarn Side Farm
Lyth Valley
Crosthwaite
Nr Kendal
LA8 8BU**



Approximately a total of 8,000 sq ft to let but will sub divide to accommodate smaller space requirements. The property benefits from Photovoltaic Solar Panels.

Location

The property is situated just off the A5074 which links directly to the A590 which in turn gives direct access to the M6 Motorway approximately 8 miles to the south east at Junction 36. The location is also convenient to Kendal being less than 6 miles to the north and to Bowness on Windermere which is just over 5 miles to the North West. The attached map extract shows the location of the property.

Description

The available accommodation is within an original 3 storey barn which provides basic storage

accommodation at lower ground floor and offices at first and second floors. This building is linked internally to an Atcost storage building providing 2 floors and being clad in insulated profile metal cladding. Our client is willing to carry out works of accommodation and improvement to suit individual occupiers requirements.

Accommodation

The property has the following approximate areas:-

Barn

Lower GF storage	1,150 sq ft	106.8 sq m
Upper GF	1,709 sq ft	158.8 sq m
First Floor	1,664 sq ft	154.6 sq m
Ancillary	318 sq ft	35.4 sq m
Total	4,904 sq ft	455.6 sq m

Atcost Building

Ground Floor	1,208 sq ft	112.2 sq m
First Floor	1,231 sq ft	114.4 sq m
Total	2,439 sq ft	226.6 sq m

Gym/Office	656 sq ft	60.9 sq m
Total gross internal area	8,000 sq ft	743 sq m

The above areas are gross internal areas – in addition ladies and gents w.c's are provided and these will be upgraded as required.

Lease

The property is to let on flexible terms outside the provision of the 1954 Landlord and Tenant Act. Consideration will be given to sub division and upgrading of the accommodation to suit prospective tenant's requirements.

Rentals

From £3 per sq ft based on gross internal area.

Rateable Value

To be advised.

EPC



Legal Costs

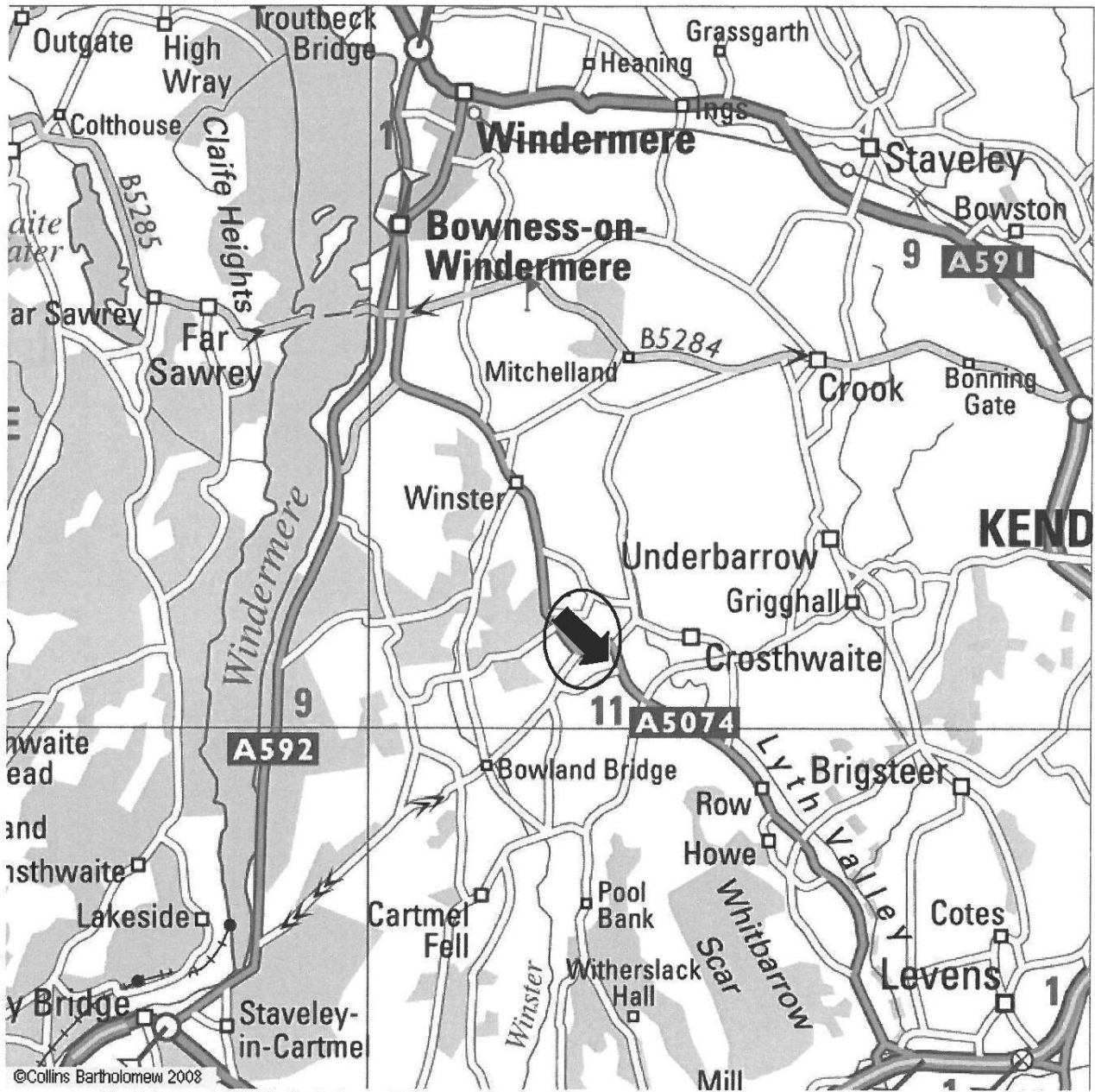
Each party to be responsible for the payment of their own legal fees.

VAT

All rentals may be subject to VAT if applicable.

Viewing

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



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