

## 10,500 sq ft Light Industrial/Storage Unit

### To Let

**Unit 1**  
**Summerlands Industrial Estate**  
**Endmoor**  
**Nr Kendal**  
**LA8 0ED**



#### Location

The property is situated on the Summerlands Industrial Estate in a strategic location accessed off the A65 at Endmoor and giving quick access to the M6 Motorway at Junction 36 approximately 3 miles to the south and Kendal approximately 4 miles to the north.

#### Description

A modern steel portal framed industrial unit with a two storey office section to the front. The base is clad with blockwork whilst the remainder of the elevations and the pitched roof are clad with upvc coated profile steel sheeting. The property benefits from very good loading facilities and has an eaves height in the warehouse of 14'.

#### Accommodation

##### Ground Floor

Total reception/storage/office area	1,500 sq ft	139.4 sq m
Total warehouse area	7,500 sq ft	696.8 sq m

##### First Floor

Total office/canteen/board room area	1,500 sq ft	139.4 sq m
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**Total accommodation 10,500 sq ft 975.5 sq m**

#### Lease

The property is to let on a new full repairing and insuring lease for a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews at a commencing rental of £42,500 p.a. exclusive of rates and VAT payable quarterly in advance.

#### Rateable Value

Rateable Value £30,500 UBR 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Telephone 01539 733333.

#### EPC

To be provided.

#### Legal Costs

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

#### VAT

The property has been registered for VAT and VAT is therefore chargeable on the rental.

#### Viewing

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