

To Let on New Lease

**Unit 13, Mealbank Industrial Estate
Kendal
LA8 9DL**



Flexible accommodation suitable as industrial, storage, office and other uses subject to planning

Location

Mealbank Trading Estate is situated approximately 3 miles north of Kendal town centre providing quick access to both the A6 and A685 with access to the M6 Motorway being within 6 miles at Junction 37 or approximately 10 miles from Junction 38.

Description

Ground floor accommodation providing workshop and adjoining office and mezzanine storage.

Accommodation

The property has the following approximate areas:-

| | | |
|-----------------|------------|-------------|
| Ground floor | 1873 sq ft | (174 sq m) |
| Mezzanine floor | 393 sq ft | (36.5 sq m) |

Rateable Values

| | |
|-----------------------|-----------|
| Rateable Value £4,150 | UBR 48.5p |
| £2012.75 payable | 2009/2010 |

Terms

The unit is available to let on 3 year internal repairing and insuring leases or longer term subject to 3 yearly upward only rent reviews.

Rent

£ 6,000 p.a. exclusive of rates and VAT payable quarterly in advance.

Service Charge

There is a service charge levied to cover the maintenance of common parts of the estate and other landlord's services as follows:-

| | |
|----------------|-----------|
| Insurance | £185 p.a. |
| Service charge | £220 p.a. |

Legal Costs

The incoming tenant is to be responsible for the payment of our clients reasonable legal fees incurred in the preparation of the new lease.

VAT

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

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)