

**Light Industrial Unit****To Let on New Lease or For Sale**

**Unit 2  
Dockray Hall Industrial  
Estate  
Kendal  
LA9 4RU**

**Light Industrial unit to let or for sale****Location**

The property is situated on the popular Dockray Hall Industrial and Trading Estate approximately ½ to the north of Kendal town centre with access off Burneside Road. The subject property is located to the rear of the estate entering by going straight on by the main entrance and turn left.

**Description**

Single storey industrial unit to let on new lease with the following approximate areas:-

**Accommodation**

Gross internal area	2,875 sq ft
Vehicle access door	Width 9' 6"
	Height 8' 9"

**Lease**

The property is to let on new internal repairing and insuring leases for a term of years to be negotiated subject to 3 yearly upward only rent reviews with rentals as follows:-

Unit 2	£11,500 p.a.
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Rentals are exclusive of rates and VAT payable quarterly in advance.

**Freehold**

The property is available freehold with vacant possession at a price of £175,000.

**Rateable Value**

Unit 2	£ 6,300 p.a.
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UBR 43.3p	2011/2012
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Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 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 not been registered for VAT.

**Viewing**

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