

To Let on New Lease

Unit 20
Dockray Hall Industrial Estate
Kendal
LA9 4RU



Convenient Workshop Unit

Location

Dockray Hall Industrial Estate is an established industrial location approximately 1 mile from Kendal town centre adjacent to the new courts on Burneside Road. There are a number of both local and national businesses represented on the estate.

Description

The property comprises a mid terraced warehouse with extensive storage space together with offices on the ground floor and offices and toilet facilities on the 1st floor. There is a good quality roller shutter door to the front of the building.

Accommodation

Ground Floor

Entrance Lobby with cupboard	-
Front Warehouse Area	409 sq ft
Side Warehouse Area	224 sq ft
Office No. 1 – with night store heater	126 sq ft
Office No. 2 – with night store heater	96 sq ft
Total Ground Floor Area	1,144 sq ft
Rear Warehouse Area	289 sq ft
(with 8' wide roller shutter door)	

First floor

2 No. Toilets; whb	
Kitchen	50 sq ft
Office No. 1	182 sq.ft.
with night store heater & double glazing	
Office No. 2	176 sq ft
with night store heater & double glazing	
Large Under Eaves Area	204 sq.ft.
with limited headroom	
Total 1st floor	- 612 sq ft

Outside

A total of 5 No. car parking spaces in front of the unit specifically for the property.

Services

Mains drainage, mains water, mains electricity. 3 phase electricity connected. The unit is supplied with night storage heaters.

Terms

£9,000 p.a. exclusive of rates plus VAT.

Lease

Multiples of 3 years.

Insurance

The ingoing tenant will be responsible for reimbursing the landlord of the cost of insuring the fabric of the building which is currently approximately £350 p.a.

Rateable Value

Rateable Value - £9,000 UBR - 41.1p

Legal Costs

The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in this transaction up to a maximum of £350 plus VAT.

VAT

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

Viewing

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

