

## 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 1<sup>st</sup> 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 | <u>96 sq ft</u>    |
| <b>Total Ground Floor Area</b>         | <b>1,144 sq ft</b> |
| Rear Warehouse Area                    | 289 sq ft          |

(with 8' wide roller shutter door)

#### First floor

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

#### 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)

