

## To Let on New Lease

**Unit 3, 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

Good quality office accommodation at ground floor providing 4 No offices, kitchen and toilet facilities with flexible first floor accommodation. The ground floor is currently sub-divided as offices but would lend itself to workshop and storage use.

### Accommodation

The property has the following approximate areas:-

Ground floor	1174 sq ft	(109 sq m)
First floor	1174 sq ft	(109 sq m)

### Outside

The property has car parking for around 4 – 5 cars.

### Rateable Values

Rateable Value £4,450	UBR 48.5p
£2158.25 payable	2009/2010

### Terms

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

### Rent

£ 9,500 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	£468 p.a.
Service charge	£275 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 rent.

### Viewing

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