

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)