

To Let on New Lease (Might Sell)

**Unit 3, North Lonsdale
Industrial Estate
Ulverston
LA12 9DL**



Substantial warehouse including large yard.

Location

Ulverston is an attractive market town situated in south-west Cumbria with a population of approximately 15,000 but with a much wider catchment area. Significant local employers include Glaxo Smith Kline and Expro Group as well as a number of more local businesses. Ulverston lies approximately 8 miles from Barrow in Furness and 26 miles from both junction 36 of the M6 motorway and from Kendal town centre. The unit is situated on North Lonsdale Industrial Estate, the main industrial area of the town. The unit is opposite Glaxo Smith Kline and is adjacent to Builders Supply, a major builders merchant.

Description

The premises comprise a substantial steel portal frame unit which benefits from office accommodation and a toilet block to the front. Internally the property also benefits from a large mezzanine floor whilst outside is a large secure yard which is included with the property. There is also additional car parking for private vehicles to the front.

Accommodation

Total workshop/warehouse area incl. offices	4875 sq ft
Substantial mezzanine floor	3072 sq ft
Total	7947 sq ft

Outside

Large secure yard. Additional car parking to the front.

Terms

Rental: £17,500 p.a. exclusive of rates.
Lease: Multiples of 3 years.

Rateable Value

The property is assessed for rates as follows:-

Rateable value	-	£19,750
UBR	-	43.3p

Legal Costs

Each party to be responsible for their own legal fees.

VAT

We have been advised that the property is not registered for VAT.

Viewing

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