

## To Let on New Lease

### Unit 4 – M6 Junction 36 Moss End Business Park Crooklands LA7 7NU



#### Location

The unit is situated on the Moss End Business Park in an attractive rural setting but less than 5 minutes drive to Junction 36 of the M6 Motorway and the A65 Kendal to Leeds trunk road. The unit is therefore convenient to both Kendal (7 miles) and Lancaster (15 miles) and avoids the traffic congestion associated with both of these towns.

#### Description

The property comprises a modern purpose built light industrial unit of steel portal frame construction with wet dashed block and cedar panelled elevations and insulated profile metal cladding to the roof.

#### Accommodation

Internal width	25' 4"	(7.71 m)	
Depth	45' 3"	(13.79 m)	
Gross internal area	1,145 sq ft	(106.4 sq m)	
Minimum eaves height	10' 0"	(3.0 m)	
Apex height	15' 3"	(4.7 m)	
Electrically operated roller shutter door			
Width 11' 9"	(3.58 m),	Height 9' 2"	(2.79 m)

The above includes disabled w.c. and partitioned office.

Outside – ample car parking with designated spaces and visitor parking.

#### Lease

The property is to let on a new full repairing and insuring lease for a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews at a commencing rental of £8,250 p.a. exclusive of rates and VAT payable quarterly in advance.

#### Rateable Value

Rateable Value £10,750                      UBR 41.4p

#### Services

Mains water, electricity (including 3 Phase) and drainage. The unit has been supplied with disable w.c., partitioned office and stainless steel sink with single drainer and electric water heater.

#### EPC

This has been commissioned and will be made available to potential tenants.

#### Legal Costs

Each party to be responsible for the payment of their own legal fees.

#### VAT

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

#### Viewing

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