

Brand New Industrial Unit**To Let**

Unit 4
Kendal Fell Business Park
Kendal
LA9 5RR



Adjacent unit – example of style of construction

New industrial unit to be completed mid 2012.

Location

The property occupies an excellent location on the western side of Kendal approximately ¼ mile from access on to the Kendal bypass at Boundary Bank. The travel time from the site to Junction 36 of the M6 Motorway is therefore only some 10/15 minutes whilst access to Kendal town centre is only some 5 minutes away along Greenside/Allhallows Lane.

Description

The unit to be built on the site will be of a very high specification similar to the adjacent units which have been built within the last 2/3 years. Essentially the property will be of steel portal frame construction having a brick and blockwork base above which the elevations and the pitched roof will be clad with

insulated UPVC coated profile steel sheeting. Access to the unit will be from Underbarrow Road with access on to the Kendal bypass in a southerly direction being via a private road off the Underbarrow Road.

Accommodation

The proposed unit has the following dimensions:-

Ground Floor

Total warehouse/office area 9,392 sq ft

First Floor

Total office area 1,456 sq ft

Total

10,848 sq ft

Terms

Rental: Offers in the region of £65,000 p.a. exclusive of rates.

Lease

The property is available for a term of 6 years initially or a longer period by negotiation.

Rateable Value

The premises have not yet been assessed for rates.

Legal Costs

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

VAT

The rental will be subject to VAT at the standard rate.

Viewing

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

N.B.

- i. Plans of the proposed unit are available for inspection at our offices.
- ii. The building work has not as yet started on site. It would therefore be possible to re-design the unit should prospective tenants require smaller units.
- iii. There are no restrictions which relate to the unit in respect of access on to the Kendal bypass.

