

## Modern Industrial/Workshop unit To Let

**Unit 8**  
**Shap Road Industrial Estate**  
**Kendal**  
**LA9 6NZ**



**Modern industrial/workshop unit with large car parking area to front. Prominent position on Shap Road Industrial Estate. The property benefits from retail consent.**

### Location

The property occupies one of the best locations on Shap Road Industrial Estate almost directly opposite the well known Kentdale Landrover dealership and having a frontage to the main estate road which connects the A6 Shap Road to the area occupied by Lakeland Limited and Grosvenor House Papers Ltd. The property is visible from the main A6 Shap Road.

### Description

The property comprises a modern industrial/workshop unit which in the past has been used for manufacturing/wholesale and distribution purposes as well as retailing of both tiles and outdoor clothing. The property is therefore suitable

for a variety of purposes and indeed is able to be split in to four main sections all of which can be made self contained.

### Accommodation

#### Ground Floor (Left hand side)

Front showroom	2,046 sq ft
Rear warehouse	1,946 sq ft
Front right hand side main showroom	2,032 sq ft

#### First Floor Over

Storage area (limited headroom)	500 sq ft
Storage/office area	1,353 sq ft
Ground floor rear	2,500 sq ft

**Total accommodation** **10,377 sq ft**

### Outside

Large area of hard standing to front and side.

### Rateable Value

The VOA website confirms rateable values as follows:-

Unit 8D	£11,000 p.a.
Unit 8A-C	£29,250 p.a.

### Services

The premises are connected to mains drainage, and are supplied with mains water, gas and electricity. Gas fired central is provided by way of a domestic boiler in parts of the building and by way of overhead warm air blowers in the remainder of the building.

### Lease

Multiples of 3 years on full repairing and insuring bases.

### Rent

Ground floor showroom (front left hand side)	£11,500 p.a.x.
Ground floor warehouse (rear left hand side)	£11,000 p.a.x.
Ground and first floor (front and right hand side)	£15,408 p.a.x.
Ground floor (rear right hand side)	£10,800 p.a.x.
Whole building (let to tenant)	£45,000 p.a.x.

**N.B.** Generous incentives available for incoming tenants in terms of rent free periods.

## EPC



## Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal fees up to a maximum of £400 plus VAT per property.

## VAT

The property has not been registered for VAT.

## Viewing

Peill & Company, Tel 0845 450 4444 – Andrew Peill dealing (andrew@peill.com)

