

To Let on New Lease

Unit 9
Dockray Hall Industrial Estate
Kendal
LA9 4RU



Good Quality Office/Workshop Unit

Location

Dockray Hall Industrial Estate is an established industrial location approximately 1 mile from Kendal town centre adjacent to the new courts on Burneside Road. There are a number of both local and national businesses represented on the estate.

Description

The premises comprise a 2 storey workshop of block work construction under a pitched roof. The ground floor provides office and workshop accommodation whilst the first floor provides essentially office accommodation and toilet facilities.

Accommodation

Ground Floor

| | |
|--------------------------------|----------------------|
| Front Office | 528 sq ft |
| Front Workshop | 247 sq ft |
| Rear Workshop | 523 sq ft |
| Rear Store | <u>361 sq.ft</u> |
| Total Ground Floor Area | - 1,492 sq ft |

First Floor

| | |
|--|------------------|
| 4 No offices totalling | 720 sq ft |
| Kitchen | 28 sq ft |
| Toilet (1) with wc & whb | - |
| Toilet (2) with wc & whb | - |
| Total 1st Floor Area | 748 sq ft |

Outside

Parking immediately in front of the property for 4/5 vehicles.

Services

The premises are connected to mains drainage and are supplied with mains water and mains electricity – 3 phase connected. Some electric night storage heaters provided.

Terms

Rental: £13,000 p.a. exclusive of rates plus VAT.

Lease

Multiples of 3 years.

Insurance

The incoming tenant will be responsible for reimbursing the landlord of the cost of insuring the fabric of the building which is currently approximately £800 p.a.

Rateable Value

| | |
|------------------------------|--------|
| Ground floor office/workshop | £3,950 |
| First floor office | £1,925 |

UBR 41.1p

Legal Costs

The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in this transaction up to a maximum of £350 plus VAT.

VAT

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

Viewing

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

