

## 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	-
<b>Total 1<sup>st</sup> Floor Area</b>	<b>748 sq ft</b>

#### 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)

