

**Brand New Industrial Units****To Let**

**Units 10A and 10B**  
**Mintsfeet Industrial Estate**  
**Mintsfeet Road North**  
**Kendal**  
**LA9 6LZ**

**Location**

The property occupies a prominent location fronting Mintsfeet Road North on Mintsfeet Industrial Estate, Kendal's premier industrial area. The Estate is approximately ¾ mile north of Kendal town centre and accessed off the A6 Shap Road. The units are therefore ideal for local businesses as well as having easy access to Junctions 36, 37 and 38 of the M6 Motorway at Crooklands, Sedbergh and Shap.

**Description**

The premises comprise a pair of brand new industrial units which have recently been completed. The construction is of excellent quality being of steel portal frame shell, clad with insulated UPVC coated profile steel sheeting above a blockwork base. There are 3 car parking spaces to the front. Each unit is currently self contained but consideration will be

given to making the units interconnecting by removing the party wall.

**Accommodation**

Unit 10A - total ground floor area 1,135 sq ft  
 Toilet with wc and whb.

Unit 10B - total ground floor area 1,080 sq ft  
 Toilet with wc and whb.

There is an eaves height throughout of 17' 3".

**Terms**

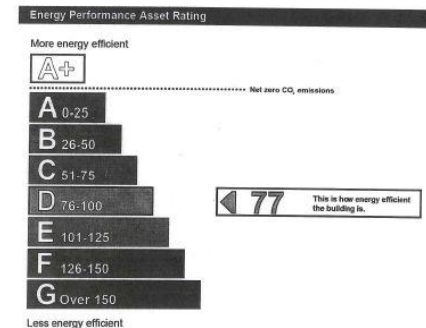
To Let - Unit 10A £7,250 p.a.x  
 Unit 10B £7,000 p.a.x.

**Terms**

Multiples of 3 years on full repairing and insuring terms. Longer leases available by negotiations.

**Services**

The premises are connected to mains drainage and are supplied with mains water and electricity. 3 phase electricity is laid on.

**EPC****Rateable Value**

The properties have not yet been assessed for rates.

**Planning**

The units benefit from a valid planning consent to enable them to be operated under B1 and B2 use classes – both general and light industrial.

**Legal Costs**

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

## VAT

The properties have been registered for VAT and VAT will therefore be chargeable on the rent at the appropriate level.

## Viewing

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

