

Workshop/office unit to let on a new lease

**Unit 6 Lake District Business Park
Mint Bridge Road
Kendal
Cumbria
LA9 6NH**



Well located unit over 2 floors available to let

Kendal is a market town situated in south Cumbria on the fringe of the Lake District and Yorkshire Dales National Parks with a resident population of approximately 45,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is the main administrative centre for South Lakeland and acts as a service centre for a wider catchment area. Significant local employers include Furmanite, Lakeland Limited, Gilbert Gilkes Gordon, Morecambe Bay NHS Trust, Mardix and the tourism, agriculture and distribution sectors.



Location

The subject property is situated on the Lake District Business Park with other occupiers in the immediate vicinity include Heightec, Kendal Climbing Wall, Kendal Nutricare, Plumbase and a range of local occupiers. A new Sainsbury's supermarket is proposed immediately adjacent to the Business Park.

Description

The property comprises an in-line unit arranged over ground and first floors and has previously been used as a print studio/workshop on the ground floor with associated studio and office accommodation at first floor level. The property offers the following accommodation:-

Accommodation

Ground floor		
Gross internal area	79.5 sq m	856 sq ft
First floor		
Offices/studio	78.1 sq m	841 sq ft
Total internal area	157.6 sq m	1697 sq ft

Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3 yearly rent reviews.

Rent

A commencing rental of £10,000 per annum exclusive of rates VAT and service charge.

Service Charge

An estate service charge is administered in connection with maintenance of the estate roads and common parts of the business park.

Rating Assessment

We are advised that the property is assessed for rates as follows:-

Rateable value £5,700
UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

NB. It is likely that an occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable in respect of the subject property.

Energy Performance Certificate

The property has an energy performance asset rating of 'E'

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property is registered for VAT and VAT will therefore be chargeable on rent and other payments under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

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