

**To Let on New Lease**

**Light Industrial/Warehouse Premises with Trade Counter**

**Former Furmanite  
Mintsfeet Road North  
Kendal  
Cumbria  
LA9 6LZ**



**Trade counter/warehouse with good circulation space to let on new lease**

The premises occupy a prominent position fronting Mintsfeet Road North on Kendal's premier industrial estate. There are a number of both national and local businesses in the vicinity. The estate is approximately 0.75 miles north of Kendal town centre with access directly onto the main A6 leading northwards out of Kendal. Other occupiers in the immediate vicinity include WCF, Howdens, JT Atkinson Builders' Supply, Yess Electrical, Cumbria Suzuki, Arnold Clark Vauxhall, Screwfix and a range of local trade centres.



### Description

A refurbished substantial single storey steel framed building arranged in 2 bays. The property is essentially clad with brick and blockwork with some wet-dashed elevations. Internally, the property operates from a counter which serves both retail and wholesale customers whilst to the rear of the property is a large warehouse, which incorporates a substantial mezzanine floor (above the offices) used for additional storage purposes. Externally there are car parking spaces to the front of the property, whilst to the rear is a relatively large circulation area with access down the northern (right hand) side of the building. The property has an under-eaves height of approximately 4.8m and benefits from gas-fired heating system. There are 2 dock-level loading bays to the rear leading to roller shutter door access.

### Accommodation

The property offers the following accommodation:-

#### Ground floor

Warehouse/trade counter 783.7 sq m (8,430 sq ft)

#### First floor

Mezzanine 72.19 sq m (777 sq ft)

**Total Area 855.89 sq m (9,207 sq ft)**

**Total site area approx 0.2 hectares 0.5 acres**

### Tenure

The property is available to let on the basis of a new 6 year full repairing and insuring lease subject to 3 yearly rent reviews, or longer if required.

### Services

All mains services are available to the property (including 3-phase electricity). An oil-fired boiler provides heating to the warehouse and offices/trade counter.

### Rent

A commencing rental of £60,000 per annum exclusive of rates & VAT payable quarterly in advance.

### Rateable Value

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

Rateable value £27,500 UBR – 48.0p (2018/2019)

Potential occupiers should make their own enquiries of the local rating authority.

### 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 the new lease.

### VAT

The subject property is registered for VAT and VAT will therefore be payable at the prevailing rate.

### 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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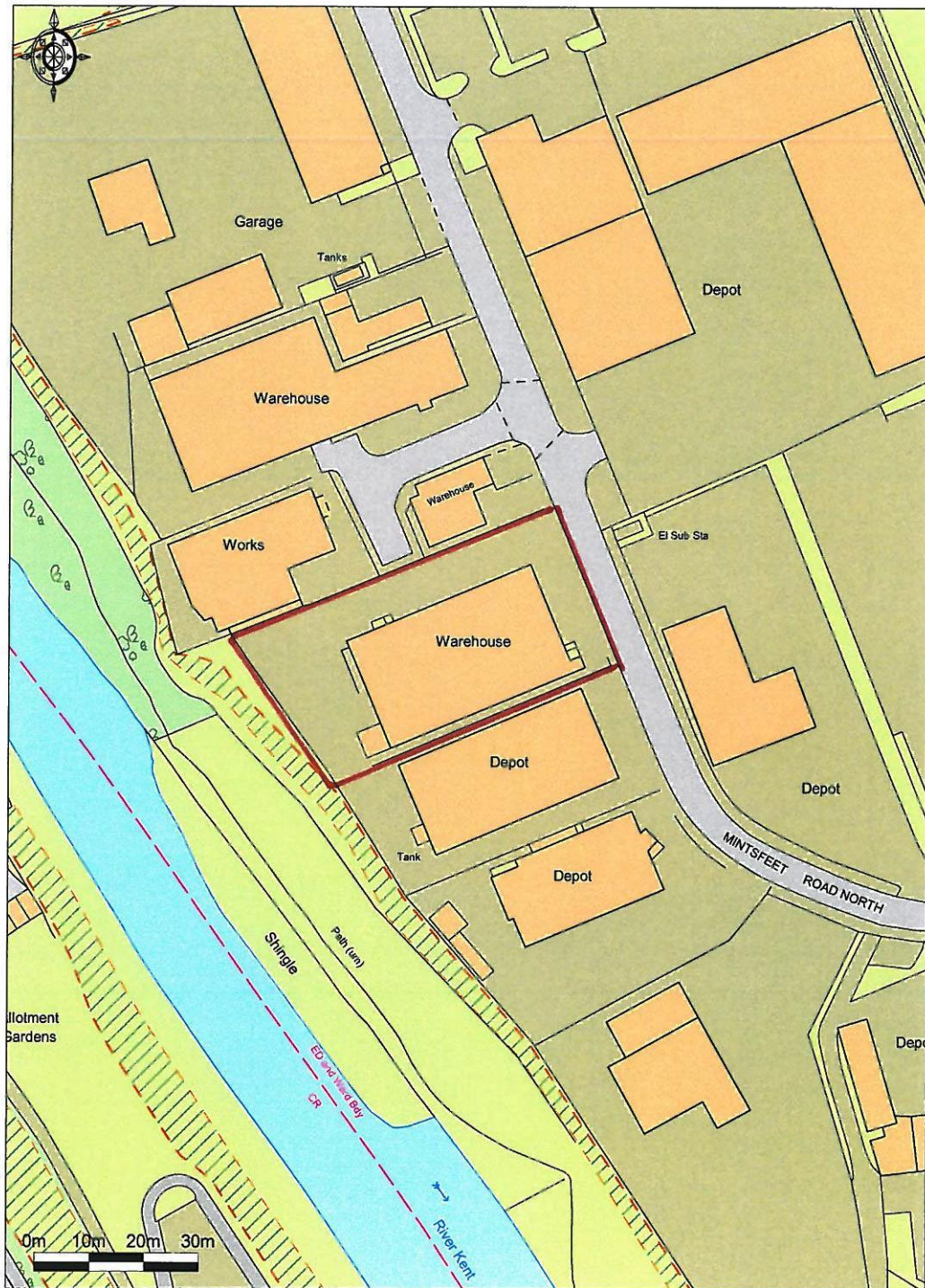
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