

To let on new lease

**Unit 16
Mealbank Industrial Estate
Kendal
Cumbria
LA8 9DL**



**Flexible accommodation suitable as industrial, storage, office and other uses
subject to planning**



Location

Mealbank Trading Estate is situated approximately 3 miles north of Kendal town centre providing quick access to both the A6 and A685, with access to the M6 Motorway being within 6 miles at Junction 37 or approximately 10 miles from Junction 38.

Description

2-storey office building providing accommodation both open plan and smaller single offices together with wc's, shower and kitchen facilities.

Accommodation

The property has the following approximate areas:-

Ground floor	2,734 sq ft	(254 sq m)
First floor	2,734 sq ft	(254 sq m)
Total area	5,468 sq ft	(508 sq m)

Rateable Value

Rateable Value £16,750
UBR 46.6p (2017/25018)

Terms

The unit is available to let on 3-year internal repairing and insuring lease or longer term subject to 3 yearly upward only rent reviews.

Rent

£22,000 pa, exclusive of rates and VAT, payable quarterly in advance.

Service Charge

There is a service charge levied to cover the maintenance of common parts of the estate and other landlord's services as follows:-

Insurance	£496 pa
Service charge	£702 pa

EPC

To be provided.

Legal Costs

The incoming tenant is to be responsible for the payment of our client's reasonable legal fees incurred in the preparation of the new lease.

VAT

The property has been registered for VAT and VAT is therefore chargeable on the rentals.

Viewing

Strictly by appointment only. Peill & Company, Tel 01539 888 000 – Simon Adams dealing (simon@peill.com)

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