

**Warehouse and ancillary accommodation
to let on a new lease**

**Unit 4 Kendal Business Park
Appleby Road
Kendal
Cumbria
LA9 6EW**



**Excellent location, close to town centre and with good
motorway access**

Kendal is an attractive market town situated in south Cumbria with a resident population of approximately 45,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 8 miles from access to the M6 motorway at Junctions 36 and 37 and has the benefit of a main line railway station at Oxenholme on the London to Glasgow/Edinburgh line. Kendal is approximately 52 miles south of Carlisle, 26 miles south of Penrith and 22 miles north of Lancaster.



Location

The subject property is situated on the Kendal Business Park, where other occupiers include Dairy Crest, Pennington's Tea and Coffee, Burning Desires Fireplaces, Alexander Sancto, Andrew Porter Ltd, Kendal Self Store and a range of warehouse/trade counter occupiers. The Kendal Business Park is situated just off Appleby Road and therefore within walking distance of the town centre, and also close to facilities such as neighbourhood shops, Sainsbury's and Morrison's supermarkets and the South Lakeland retail park.

Description

The property comprises warehouse accommodation most recently used as a food distribution unit with cold stores (recently removed), with ancillary office and other accommodation at first and second floor levels. The property benefits from access by way of roller shutter doors and has onsite parking and loading/unloading immediately to the front of the premises. The property offers the following accommodation:-

Accommodation

Unit 4

Ground floor

- Gross Internal Area	196.60 sq m	(2,116 sq ft)
First floor offices	8.1 sq m	(87 sq ft)
Second floor offices	47.9 sq m	(516 sq ft)

Total **254.6 sq m** **(2719 sq ft)**

Terms

The property is available to let on the basis of a new 5-year lease or longer subject to 5-yearly rent reviews on a full repairing and insuring lease subject to a photographic schedule of condition. This means that an incoming tenant would not be responsible to put the property into any better condition at the end of the lease than it was at commencement.

Rent

Quoting rent as follows:-

Unit 4 - £16,500 per annum

The above rents are exclusive of rates, VAT and service charge

Service Charge

There is a small estate service charge payable in respect of contribution towards the maintenance of estate roads, landscaping etc.

Rating Assessment

The unit is to be reassessed.

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

NB. the rateable value will be beneath the small business rate relief threshold meaning that an incoming tenant is likely to pay zero business rates.

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 is therefore payable on rent and other payments under the terms of the lease.

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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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