

**Newly refurbished warehouse/workshop unit
to let on a new lease**

**Unit 2 Chancel Place
Shap Road Industrial Estate
Kendal
Cumbria LA9 6NZ**



**Good quality workshop/warehouse unit ready for immediate
occupation**

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 occupies an excellent location on the Shap Road Industrial Estate just off the A6 to the north of Kendal. The Shap Road Industrial Estate and adjoining Westmorland Business Park includes representation from occupiers such as Kentdale Jaguar/Land Rover, Kendal Autobody, Dairy Crest, NFU Mutual, Mardix, John Menzies and the Lakeland Distribution Centre. The Shap Road Industrial Estate is one of the main trade counter locations in Kendal.

Description

The property comprises a modern single-story warehouse/workshop unit of steel portal frame construction with blockwork walls beneath a pitched profile steel sheet covered roof. The property will be refurbished for immediate occupation including instillation of new personnel doors and windows, internal and external redecoration, new painted floor and provision for an accommodation block/office within the property. Access is by way of a roller-shutter door to a height of approximately 3.2m, width of 3.1m and the property has an eaves height of approximately 3.8m

The property has the following accommodation: -

Accommodation

Ground floor - Gross Internal Area 115.88 sq m (1242 sq ft)

WC – WC & WHB

Outside – Car Parking for 2 vehicles to the side and loading/unloading area to the front of the premises.

Services

Mains water, mains drainage and mains electricity (including 3 phase) are connected to the premises. There is a capped-off gas supply to the building and an incoming tenant could arrange for reconnection if required.

Terms

The property is available to let on the basis of a new 6-year lease on a full repairing and insuring basis subject to rent review after 3 years.

Rent

The commencing rental is £9,500 per annum, exclusive.

Rating Assessment

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

Store & premises - £6,800

UBR – 46.6p (2017/2018)

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

NB. Under the current business rate regime, it is likely that an occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable

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 not currently registered for VAT.

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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