

To let on flexible terms

**Castle Mills
Aynam Road
Kendal
LA9 7DE**



Extensive warehouse, storage and office accommodation available on short or long-term basis – 800 sq ft to 11,000 sq ft

Kendal is an attractive market town situated on the edge of The Lake District and known as the gateway to the lakes and has a resident population of approximately 25,000 but serves as an administrative centre for the surrounding towns and villages. Kendal lies immediately adjacent to the London to Glasgow/Edinburgh railway line with the mainline station at Oxenholme (London 2.5 hours, Edinburgh 1.5 hours) and within 8 miles to access the M6 motorway at Junction 36. Significant local employers include SLDC, Furmanite, Mardix and Gilbert Gilkes Gordon.



Location

The properties are conveniently situated just off Aynam Road, the main leg of the one-way system running southwards out of Kendal town centre. The property is also within easy walking distance of the town centre.

Description

The premises form part of the old Goodacres Carpet site and comprise extensive warehousing together with large car parking areas. The accommodation is flexible in that areas can be included/excluded as appropriate to suit a particular tenant's requirement in addition to which the arrangements for loading and unloading are extremely easy with good access onto Aynam Road and southwards from Kendal onto Junction 36 of the M6 Motorway.

Accommodation

There are various units on the estate ranging from 800 sq ft to 11,000 sq ft. Units are available periodically in a range of sizes – please enquire for further details and current availability.

Terms

Rent: From £8 per sq ft, exclusive of rates, property insurance and VAT, payable quarterly in advance.

Lease: The units are available to let on the basis of a lease on flexible terms.

Rateable Value

The premises are in the process of being re-assessed for rates.

Legal Costs

The incoming tenant to be responsible for the payment of our client's reasonable legal costs.

VAT

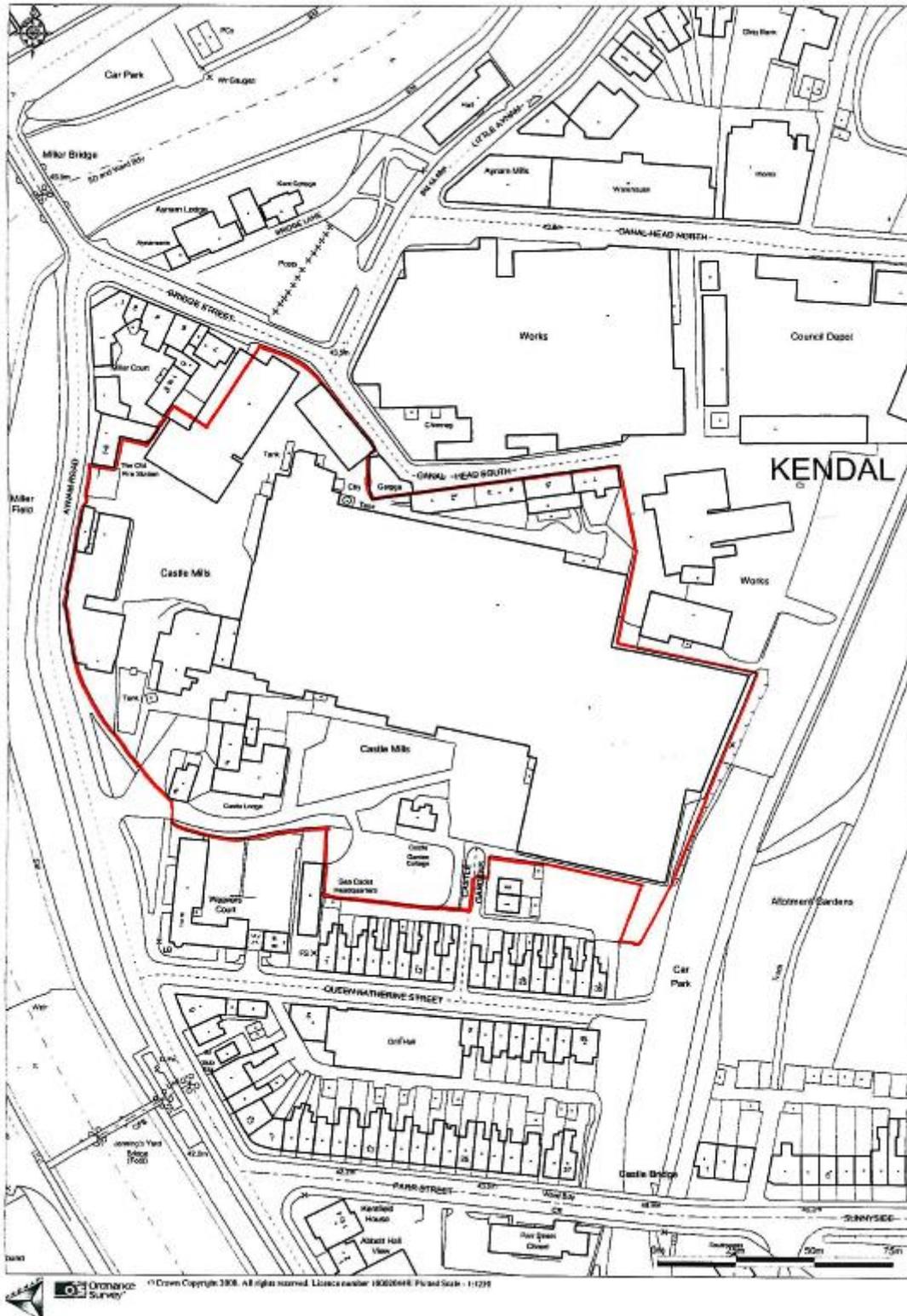
The property is registered for VAT and therefore VAT will be chargeable on the rent.

Viewing

Peill & Company – Simon Adams dealing. Contact 01539 888 000 or (kendal@peill.com) for viewings.

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Plan for identification purposes only

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