

Warehouse/industrial unit to let on a new lease

**Unit 35 Lake District Business Park
Mintbridge Road
Kendal
Cumbria
LA9 6NH**

**Well located industrial/warehouse unit available to let on a new lease**

Kendal is a market town situated in south Cumbria on the fringe of the Lake District and Yorkshire Dales National Parks with a resident population of approximately 45,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is the main administrative centre for South Lakeland and acts as a service centre for a wider catchment area. Significant local employers include Furmanite, Lakeland Limited, Gilbert Gilkes Gordon, Morecambe Bay NHS Trust, Anord Mardix and the tourism, agriculture and distribution sectors.



Location

The subject property is situated in an excellent location on the Lake District Business Park just north of Kendal town centre and is situated just off Shap Road. The Lake District Business Park is situated immediately adjacent to the new Sainsbury Super Store and other occupiers on the estate include Metroplan, Heightec, Kendal Nutricare (adjacent), Kendal Climbing Wall and a range of local warehouse and trade counter occupiers.

Description

The property comprises a ground floor industrial/warehouse unit with access via roller shutter door offering the following accommodation:-

Accommodation

Gross internal area 158.44 s 1705 sq ft

Terms

The property is available to let by way of a new 3 year effectively full repairing and insuring lease, or longer, subject to 3 yearly rent reviews.

Service Charge

An Estate service charge is levied in respect of maintenance and upkeep of common parts of the Estate

Rent

A commencing rental of £13,250 per annum exclusive of rates, VAT and service charge.

Rating Assessment

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

Rateable value £8,200
UBR – to be confirmed.

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

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'D'

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

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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