

**Excellent workshop/warehouse units  
to let on a new lease**

**Units 1, 2a, 2b, 3, 6 & 7  
Mealbank Enterprise Park  
Mintsfeet Road North  
Kendal  
Cumbria  
LA9 6LZ**



**Ideal location on Mintsfeet Industrial Estate close to Howdens,  
WCF, Screwfix, Arnold Clark Vauxhall, J T Atkinson and  
Cumbria Suzuki**

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average



### Location

The properties are situated on the Mealbank Enterprise Park immediately adjacent to Yess Electrical with other occupiers in the immediate vicinity including A-HA Marketing, Howdens Joinery, WCF, J T Atkinson and a range of trade counter and warehouse users.

### Description

The units comprise small workshop/warehouse units with the benefit of a roller-shutter door access and car parking immediately to the front of the units. Units 1 & 2 are currently combined and can therefore be occupied as one unit or can be split into two equally sized units. The roller shutter doors are to a height of approximately 3.0 mtrs and width of 4.0 mtrs with an internal eaves height of approximately 3.3 mtrs. Some of the units have a mezzanine floor providing additional storage/office accommodation. The units offer the following accommodation: -

### Accommodation

Unit 1 – Gross internal area	72.93 sq m	(785 sq ft)
Mezzanine available		
Unit 2a - Gross internal area	64.94 sq m	(699 sq ft)
Unit 2b - Gross internal area	96.99 sq m	(1044 sq ft)
Unit 3 - Gross internal area	65.03 sq m	(700 sq ft)
Unit 6 – Gross internal area	65.03 sq m	(700 sq ft)

### Terms

The units are available on the basis of a new 3-year full repairing and insuring leases or longer subject to 3 yearly rent reviews.

### Rent

The units are available to let on the following basis: -

Unit 1	<b>LET</b>
Unit 2a	<b>LET</b>
Unit 2b	<b>LET</b>
Unit 3	£6,500 per annum – <b>LET</b>
Unit 6	£6,500
Unit 7	<b>LET</b>

### Service charge

A service charge is administered in respect of the estate to cover costs of maintenance of common parts, estate road, insurance etc and further details are available on request.

### Rating Assessment

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

Units 1	To be assessed
Unit 2a	To be assessed
Unit 2b	To be assessed
Unit 3	Rateable value £2,850
Unit 6	To be assessed
Unit 7	To be assessed

UBR – 48.0p (2018/2019)

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. Further details available on request.

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

### Energy Performance Certificate

To be provided.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of new leases

### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.



#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.