

## **SUBSTANTIAL WAREHOUSE ACCOMMODATION TO LET ON A NEW LEASE**

**The Warehouse  
Busher Walk  
Kendal  
Cumbria  
LA9 4RF**



**Two story substantial warehouse suitable for storage and distribution.**

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 subject property is situated just off Busher Walk in the centre of Kendal, and close to Cumbria County Council offices, Cumbria Constabulary, Cumbria Fire Station and a short walk into Kendal town centre. The subject property adjoins printing works occupied by Titus Wilson together with a number of residential properties and Kendal Mountain Rescue base.

### Description

The property comprises a substantial two-story warehouse arranged over ground and first floors with access by way of a roller shutter door to a height of approximately 3 mtrs and a width of 3.7 mtrs. There is staircase access between ground and first floor, together with an aperture internally which could accommodate a hoist lift (or forklift access to the first floor) and, if necessary, there is a first floor loading door at the northern elevation of the building which would facilitate forklift servicing to the first floor. There are currently no wc facilities within the property, but all main services are available. The property offers the following accommodation:-

### Accommodation

Ground floor		
Gross internal area	258.21 sq m	(2779 sq ft)
First floor		
Gross internal area	258.21 sq m	(2779 sq ft)
<b>TOTAL GROSS INTERNAL AREA</b>	<b>516.42 sq m</b>	<b>(5558 sq ft)</b>

### Terms

The property is available on the basis of a new 5-year full repairing and insuring lease at a rental of £20,000 per annum exclusive of rates payable monthly in advance.

### Rating Assessment

We are advised that the property is not yet separately assessed for rates although we anticipate that the property, on assessment, will qualify for small business rate relief – further details are available on request.

### Energy Performance Certificate

An EPC will be provided to prospective tenants.

### Legal Costs

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

### 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.

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