

**Warehouse and offices to let on a new lease  
(additional space available if required)**

**Unit 16, Shap Road Industrial Estate  
Kendal  
Cumbria  
LA9 6NZ**



**Warehouse accommodation with offices to let on a new lease in  
good location on Shap Road Industrial Estate – additional offices  
available if required.**

Kendal is an attractive market town situated between the Lake District and Yorkshire Dales National Parks with a resident population of approximately 30,000 but which serves as the administrative centre for the surrounding area and draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 55 miles south of Carlisle, 26 miles south of Penrith, 22 miles north of Lancaster and 8 miles from access to the M6 motorway at junction 36. In addition, the town lies on the London to Glasgow/Edinburgh mainline with a station at Oxenholme approximately 1.5 miles from the town centre.



### Location

The subject property is situated on the Shap Road Industrial Estate to the north of Kendal town centre and lying immediately adjacent to the A6 Shap Road, the main vehicular route from Kendal to the north. Other occupiers in the immediate vicinity include Kentdale Jaguar/Land Rover, Kendal Autobody, NFU Mutual, Lakeland Limited distribution centre, Kendal Rugby Club, South Lakes Retail Park and a range of trade counter and warehouse accommodation. The available unit is situated on the north east corner of the site lying immediately adjacent to the A6 Shap Road (with access from Shap Road Industrial Estate).

### Description

The property comprises a ground floor warehouse/workshop space with ancillary offices, wc and kitchen/staff welfare accommodation with the benefit of 2 No. roller shutter access doors to the front. The property has a maximum height under roof trusses of approximately 2.7m and the two roller shutter doors are to a width of 2.0m and 3.0m respectively, and a height of 2.7m. Internally, there is a separate communications cupboard/store with air conditioning unit (not tested), three offices and staff kitchen/welfare accommodation. The property adjoins 16a and 16b Shap Road (with internal connecting access which can be opened up again if required) which would add a further 251.49 sq m (2707 sq ft) if required. Further details are available on request.

### Accommodation

<b>Ground floor – gross internal area</b>	<b>220.29 sq m</b>	<b>(2371 sq ft)</b>
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Included in the above area is the following:-

Server/Comms room	11.72 sq m	(126 sq ft)
Office	17.93 sq m	(193 sq ft)
Office	7.57 sq m	(82 sq ft)
Office (with kitchen unit)	7.64 sq m	(82 sq ft)
Total	44.86 sq m	(483 sq ft)

There is a staff wc and whb at ground floor level.

### Services

All mains services are available to the premises; there is a gas-fired heating system (in conjunction with adjoining properties) which is re-charged by way of the service charge.

### Terms

The property is available on the basis of a new 3-year lease or longer subject to 3-yearly rent reviews on a full repairing and insuring basis.

### Rent

A commencing rental of £19,000 per annum

### Rating Assessment

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

Rateable value £11,250  
UBR – 49.9p (2020/2021)

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-89'.

### Legal Costs

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

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### **VAT**

The property is registered for VAT and VAT is therefore chargeable on the rent and other payments under the terms of the lease.

### **Service Charge**

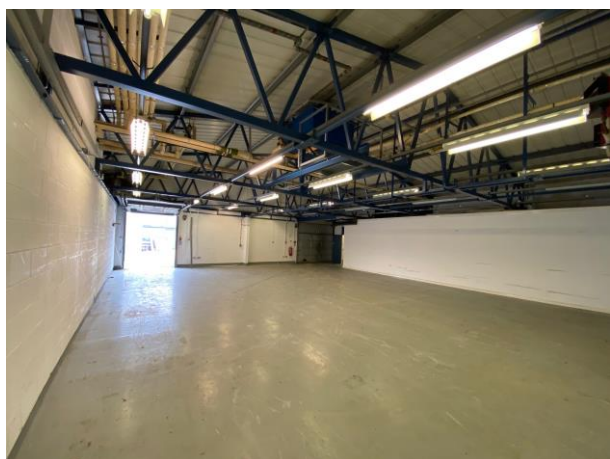
An estate service charge is administered to cover common parts and also heating to the premises.

### **Viewing**

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

### **Anti-money laundering**

**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.**



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