

**WAREHOUSE/WORKSHOP/TRAINING/OFFICE
FACILITY TO LET ON A NEW LEASE (MAY DIVIDE)**

**Unit 17
Shap Road Industrial Estate
Kendal
Cumbria
LA9 6NZ**



**Two storey office/former training facility plus detached warehouse
available**

Kendal is an attractive market town situated in South Cumbria between the Lake District and Yorkshire Dales National Parks with a resident population of approximately 35,000, but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is the administrative centre for South Lakeland, and significant local employers include Furmanite, Mardix, South Lakeland District Council and the agricultural, tourism and distribution sectors. Kendal is approximately 8 miles from access to the M6 motorway at Junction 36 and 37, and is approximately 22 miles north of Lancaster, 56 miles south of Carlisle, 26 miles south of Penrith and has the advantage of being on the London to Glasgow/Edinburgh West Coast Main Line with a station at Oxenholme (London approx. 2 hours 45 mins).



Location

The property is situated on Shap Road Industrial Estate to the north of Kendal town centre where other occupiers include Kentdale Land Rover/Jaguar, Kendal Autobody, Lakeland Ltd Distribution Centre, John Menzies, Anord Mardix and Grosvenor House Papers. In addition, there are a large number of independent trade counter and warehouse occupiers. The available units are situated off the central spur road at Shap Road Industrial Estate with plentiful on-site car parking, and immediately opposite Kendal Autobody.

Description

The property comprises two detached buildings, a two-storey warehouse/office building (which has most recently been used as a training facility on the ground floor with office accommodation above, but the ground floor could be converted back to warehouse accommodation easily, utilising the roller shutter door to the front. In addition, there is a detached single storey small warehouse/workshop unit immediately adjacent. Our clients would consider splitting the two units, but the preference is to let as a whole.

Accommodation

The property offers the following accommodation:-

Office/Workshop

Gross Internal Area	109.02 sq m	(1174 sq ft)
First floor net internal area	93.89 sq m	(1011 sq ft)

Separate Warehouse

Ground floor gross internal area	48.88 sq m	(526 sq ft)
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TOTAL area both buildings **251.79 sq m** **(2711 sq ft)**

There is plentiful on-site car parking available immediately adjacent to the units.

Terms

The property is available to let on the basis of a new 6-year full repairing and insuring lease subject to rent review at year 3. A longer lease would be considered subject to 3-yearly rent reviews. There is an Estate service charge levied to cover contributions towards upkeep and maintenance of common parts such as car park, landscaping etc.

Rent

On application

Rating Assessment

To be assessed

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 reading of '64-C'.

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 is therefore payable at the prevailing rate on rent, service charge and any other payments under the terms of the lease.

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

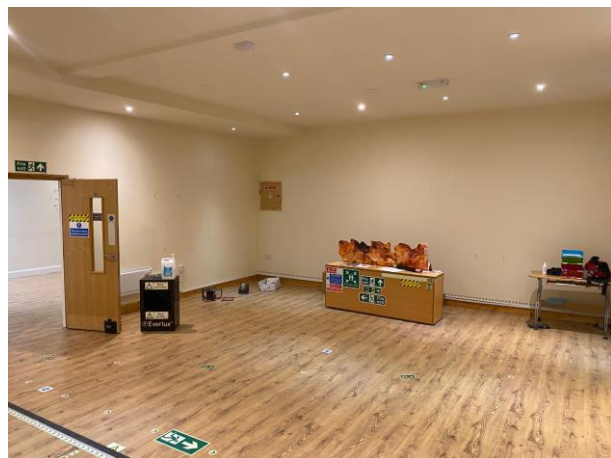
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Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@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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