

TO LET – KENDAL – WAREHOUSE/WORKSHOP & OFFICES

Peill & Co
01539 888 000



Unit 9 **Westmorland Business Park** **Gilthwaiterigg Lane** **Kendal** **Cumbria LA9 6NS**

- Modern warehouse/workshop & offices To Let
- Westmorland Business Park
- 3x roller shutter door access
- Suitable for a range of uses
- Close to Kentdale Land Rover, Lakeland Ltd, Anord Mardix & GHP
- Excellent access to M6 motorway via A6



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Location

Kendal is a market town in south Cumbria with a resident population of approximately 25,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is the main administrative centre for the South Lakeland area and significant local employers include Westmorland & Furness Council, Anord Mardix, Kendal Nutricare, Furmanite, and the distribution, tourism and agricultural sectors.

Situation

The property is situated on Westmorland Business Park to the north of Kendal town centre, and being adjacent to the Shap Rd Industrial Estate (one of the main industrial/trading estate locations) and just off the A6 trunk road leading north to the M6 motorway. The business park is within approx 1.5 miles of Kendal town centre and the property is close to Anord Mardix, Grosvenor House Papers, Kentdale Land Rover, Thomas Graham and the Lakeland Limited distribution centre.

Description

The property comprises a modern warehouse/workshop unit of steel portal frame construction beneath a pitched insulated profile steel sheet roof. Internally, the property benefits from block work walls to a height of approx 1.8m with insulated profile steel cladding beyond to an eaves height of approx 4.5m. Access into the workshop is by way of 3no manual roller shutter doors - 2 to a height of approx 4.0m and width of 3.5m, and a third to a height of approx 5.0m. The warehouse has a solid concrete floor, overhead lighting and mezzanine warehouse office. There is a 2-storey accommodation block to the front of the building providing entrance lobby/reception (with accessible WC off), and office and an office and kitchen area at first floor. There is a separate warehouse WC off the workshop.



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Accommodation

Total NIA **3,814 sq ft** **(354.32 sq m)**

Ground floor	Offices	20.84 sq m (224 sq ft)
	Warehouse	275.34 sq m (2,964 sq ft)
	Store	22.05 sq m (237 sq ft)
First floor	Office & kitchen	27.01 sq m (291 sq ft)
	Mezz office	9.09 sq m (98 sq ft)

TOTAL GIA **354.33 sq m (3,814 sq ft)**

Services

Mains water, mains gas, mains electricity (including 3-phase) and mains drainage is available to the premises. A gas boiler provides heating to the offices.

Terms

The property is available to let on the basis of a new FRI lease, for a length to be agreed, subject to a minimum term of 3 years (or longer subject to 3 yearly rent reviews).

Rent

Commencing rental of £25,000 per annum exclusive

Rating Assessment

The property is assessed for rates at Rateable Value £27,500

Energy Performance

An EPC has been commissioned and will be available on request

VAT

The property is registered for VAT and VAT is therefore payable on rental and other sums payable under the terms of the lease.



Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Anti-Money Laundering (AML)

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.

Further details and viewing

Viewing by arrangement through the agents Peill & Company - 01539 888 000 or admin@peill.com

Peill & Co

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Chartered Surveyors, Commercial Property & Development Consultants
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For more information of any of our services please contact Simon Adams FRICS on 01539 888 000 or by email to simon@peill.com.

Peill & Company Ltd

Martindale House
Murley Moss Business Park
Kendal
Cumbria LA9 7RL

What3Words: [slick.dating.sunset](#)

admin@peill.com



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