

Brand new industrial unit(s) to let on a new lease

Site 18
 Shap Road Industrial Estate
 Kendal
 Cumbria
 LA9 6NZ



Brand new build industrial/warehouse unit available to suit occupiers' requirement

Kendal is a market town situated in south Cumbria on the fringe of the Lake District and Yorkshire Dales National Parks with a resident population of approximately 45,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is the main administrative centre for South Lakeland and acts as a service centre for a wider catchment area. Significant local employers include Furmanite, Lakeland Limited, Gilbert Gilkes Gordon, Morecambe Bay NHS Trust, Mardix and the tourism, agriculture and distribution sectors.



Location

The proposed new units are to be constructed on Shap Road Industrial Estate immediately adjacent to Units 16 and 17 Shap Road Industrial Estate and they are available in flexible configuration from 2,000 sq ft upwards to suit particular occupiers' requirements up to approximately 10,000 sq ft of space could be made available. Other occupiers in the immediate vicinity include Kentdale Land Rover/Jaguar, Lakeland Creamery, Lakeland distribution centre, Mardix, Grosvenor House Papers and Menzies Distribution. The location is immediately opposite the new Kendal Rugby Club (currently under construction to facilitate a new Sainsbury's supermarket) and offers ideal access to the M6 motorway at Junctions 39 (north), 38 and 37 (east) and 36 (south). The site has a prominent frontage to Shap Road (A6) one of the main vehicular routes in and out of Kendal.

Description

New units are proposed which, to an extent, can be tailored to suit particular occupiers' requirements in terms of office content, eaves height and layout and our clients would be prepared to split the units from approximately 2,000 sq ft to 10,000 sq ft.

Accommodation

Units available from approx. 185.8 sq m (2,000sq ft) to 950 sq m (10,000 sq ft)

Terms

The units will be available to let on the basis of a new 10 – 15 year lease subject to 5 yearly rent reviews on a full repairing and insuring basis.

Rent

The rental would be dependent upon specification of the units including eaves height, office content and internal/external works. Further details are available on request from the letting agents.

Rating Assessment

Not yet assessed.

Applicants are advised to make their own enquiries of the local rating authority.

Planning

A planning application is yet to be submitted in respect of the units and it is anticipated that an application will be made in conjunction with an end user, in order for the units to be occupied for B1, B2 or B8 use.

Service Charge

An estate service charge will be levied in connection with maintenance and up keep of the common parts of the estate and buildings insurance.

Legal Costs

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

VAT

Being a new build, the units will attract VAT and VAT will therefore be payable on rent, service charge and other payments under the terms of the lease.

Energy Performance Certificate

Not yet applicable – new build units to be constructed.

NB: There is the ability for an end user to have involvement in the specification and design of the units to be constructed and further details are available on request. Further information is available from the letting agents Peill & Company.

Viewing

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

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