

Offices/business space to let on a new lease

Units 16a and 16b
Shap Road Industrial Estate
Shap Road
Kendal
Cumbria
LA9 6NZ



Former offices/call centre available to let on a new lease with plentiful car parking (additional warehousing space of approx. 220 sq m (2371 sq ft) available separately)

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 subject property is situated in an attractive location on the Shap Road Industrial Estate with a frontage to the A6 Shap Road, with other occupiers in the immediate vicinity including the new Kendal RUFC ground, the newly developed Kentdale Jaguar/Land Rover dealership, Lakeland Ltd distribution centre, Mardix, John Menzies, NFU and a range of office/trade counter/business occupiers. Access to the property is from Shap Road Industrial Estate and the property is adjacent to premises occupied by Network Fire Training.

Description

The property comprises a single storey property originally constructed as a call centre, and most recently occupied as offices, training rooms and consulting rooms, together with on-site car parking. There is level access into the offices and the property is self-contained including WC facilities, shower facilities, kitchen and a range of internal offices. The accommodation would suit alternative uses, subject to any consents being received. There are longer term plans to construct some new units within the ground of the site of Unit 16.

An adjoining warehouse (with internal connection able to be opened up) is available known as Unit 16 Shap Road Industrial Estate extending to a total gross internal area of 220.29 sq m (2371 sq ft). Further details area available on request.

Accommodation

The property has the following accommodation:-

Ground floor

Offices/business space - NIA 251.49 sq m 2707 sq ft

Gents – 3 urinals, 3 WC and 4

WHB

Ladies – WC and WHB

Disabled – WC and WHB

Shower – 2 n^o electric showers

Outside – car parking will be permitted on the car park to the east of the building on a pro rata basis.

Services

Mains water, mains drainage and mains electricity are connected. A mains gas powered boiler provides heating to the offices which is charged by way of a service charge.

Lease

The property is available to let on the basis of a new 3-year full repairing and insuring lease or multiples of 3 years, subject to 3 yearly rent reviews. A service charge is administered in terms of common parts of the estate.

Rent

A commencing rental of £26,000 per annum exclusive of rates and service charge.

Rating Assessment

- **Unit 16a** Rateable value £7,900 (UBR 49.9p 2020/2021)
- **Unit 16b** Rateable value £9,500 (UBR 49.9p 2020/2021)

Energy Performance Certificate

The property has an energy performance asset rating of 'C'.

Legal Costs

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

VAT

The property has been registered for VAT and VAT is therefore payable on rent, service charge and other payments under the terms of the lease.

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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