

## WAREHOUSE TO LET ON A NEW LEASE

Unit 5 Kendal Business Park  
Appleby Road  
Kendal  
Cumbria  
LA9 6EW



**Excellent location close to town centre with good motorway access**

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average.



### Location

The subject property is situated on the Kendal Business Park just off Appleby Road where other occupiers include a range of businesses including trade counter and showroom uses. The Kendal Business Park is situated just off Appleby Road and is therefore within walking distance of the town centre and also close to facilities such as neighbourhood shops, Sainsbury's and Morrisons supermarkets and the South Lakeland retail park.

### Description

The property comprises a warehouse accessed by way of metal roller shutter door with personnel access with the benefit of shared on site parking and loading/unloading immediately to the front of the premises.

### Accommodation

The property offers the following accommodation:-

Ground floor - Gross Internal Area	196.60 sq m	(2,116 sq ft)
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### Terms

The property is available to let on the basis of a new lease for 6 years with rent review at 3 years on a full repairing and insuring basis subject to a photographic schedule of condition, meaning that an incoming tenant would not be responsible to put the property in any better condition at the end of the lease than it was at the commencement.

### Rating Assessment

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

Rateable value £9,300  
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council.

**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 ' E-123' The EPC is currently being reviewed.

### Rent

A commencing rental of £14,500 per annum exclusive

### Service Charge

There is an estate service charge payable in respect of contribution towards the maintenance of the estate, roads, landscaping etc. In 2023 the service charge estimate is approximately £600 per annum.

### 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 on payments under the terms of the lease.

### Viewing

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

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### **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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