

**TRADE COUNTER/WORKSHOP/WAREHOUSE UNIT
– (can be split)
TO LET ON A NEW LEASE**

**Units 10 & 11 Fell View Trading Estate
Shap Road Industrial Estate
Kendal
Cumbria
LA9 6NZ**



Kendal is an attractive market town situated on the edge of the Lake District National Park known as the gateway to the Lakes, being 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 lies on the London to Glasgow/Edinburgh west coast railway line with a mainline station at Oxenholme just outside the town. The town has a resident population of approximately 25,000 but draws on a much wider catchment population incorporating surrounding towns and villages.



Location

The available property is situated in an attractive location on Fell View Trading Estate which lies off the Shap Road Industrial Estate to the north of Kendal town centre and is the main trading/industrial estate for the town. Other occupiers in the immediate vicinity include Kentdale Jaguar/Land Rover, Lakeland Limited distribution centre, John Menzies, Kendal Autobody, Anord Mardix, and a range of local independent businesses and trade counter operators.

Description

The property comprises adjoining in-line single storey warehouse/trade counter units with concertina metal door to a height of approximately 3.0m, and door width of approx. 3.0m and an internal eaves height of approx. 4.0m. Internally, the property is linked by way of an opening in the party wall between the two units (but can be divided if required) and within Unit 11 has a trade counter & office area with mezzanine storage above. There is a wc/whb to the rear and on-site car parking is available immediately in front of the premises, together with shared estate parking opposite the property. The unit presently comprises two individual units with internal access which can be divided into two separate units if required – further details available on request. The property offers the following accommodation:-

Accommodation

Unit 10

Warehouse – Gross Internal Area	116.26 sq m	(1251 sq ft)
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Unit 11

Warehouse – Gross Internal Area	58.06 sq m	(624 sq ft)
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Offices – Gross Internal Area	57.38 sq m	(618 sq ft)
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Mezzanine	51.15 sq m	(583 sq ft)
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TOTAL GIA	285.85 sq m	(3076 sq ft)
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Terms

The property is available to let on the basis of a new 6-year lease or longer subject to 3-yearly rent reviews on a full repairing and insuring basis.

Rent

A commencing rental of £25,000 per annum

Rating Assessment

We are advised that the property is to be re-assessed for business rates on the split of the property.

Services

Mains water, mains drainage and mains electricity (including 3-phase) are available to the premises. The office section has the benefit of air conditioning.

Energy Performance Certificate

Unit 10 has an energy performance asset rating of 'D-77'

Unit 11 has an energy performance asset rating of 'D-85'

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 the rent and other items under the terms of the lease.

Service Charge

There is an estate service charge payable in respect of common parts of the estate and further details are available on request.

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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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