

Warehouse Premises To Let

Unit 2 Mealbank Mill Trading Estate
Mealbank
Kendal
Cumbria
LA8 9DL

Edwin
Thompson



- Warehouse premises on an established trading estate, on the outskirts of Kendal
- Gross Internal Area – 702.31m² (7,560 sq ft)
- Dedicated car parking and loading area
- Small Business Rate Relief Available

Rental - £25,000 per annum exclusive

Ref M1314

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LOCATION

Mealbank Mill Trading Estate is an established commercial development around two miles to the northeast of the market town of Kendal. The attractive rural location and hamlet benefits from good access to the A6 which is around half a mile to the west and the A685 Appleby Road that is circa 400 metres to the south, both providing direct routes into Kendal. From the A65, Junction 37 of the M6 can be reached within six miles or alternatively, Junction 38 and Shap is accessed directly from the A6, approximately 10 miles to the north.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundaries of the Lake District National Park, only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere and the gateway to the Lakes. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic.

Oxenholme Train Station which is situated on the West Coast main railway line is located 6 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Mealbank Mill Trading Estate is a mixed-use development of a former mill and houses a range of buildings and occupiers. The northern area of Kendal generally provides the main commercial estates including Lake District Business Park, Shap Road Industrial Estate, Mintsfeet Trading Estate, Meadowbank Business Park and South Lakeland Retail Park which are all within 2 miles of Mealbank.

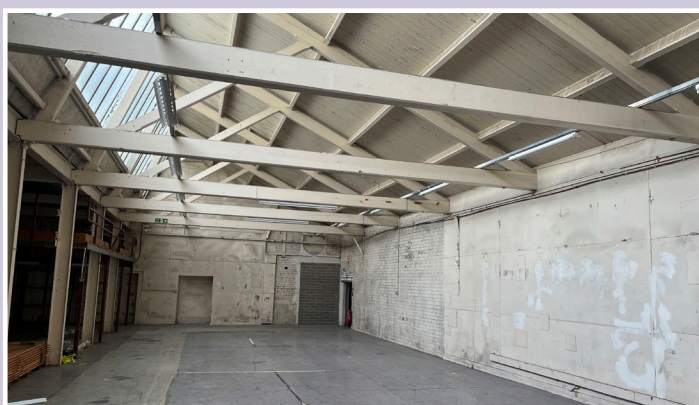
The attached plan shows the location of the property (for identification purposes only).

DESCRIPTION

The available property comprises a mid-terrace warehouse that is of single-storey brick construction around a steel frame and underneath a multi-pitched profile clad roof that has vertical glazed panels providing good natural light. The building incorporates a front pedestrian entrance and separate electric steel roller shutter vehicle door (2.61m wide x 2.34m high).

Internally, there is a main warehouse with solid concrete flooring, exposed brick and block painted walls, strip fluorescent lighting and with a minimum eaves height of 3.68m. To the front of the property, there are two offices, a staff kitchen and WCs and to the rear, there is a steel mezzanine floor. Further warehousing is interconnected to the main unit with storage space and steel racking.

Externally, there is tarmacadam hardstanding to the front with a canopy over the loading area and separate dedicated car parking.



ACCOMMODATION

The premises have been measured on a gross internal area basis as follows:

Ground Floor Warehouse/Ancillary	627.90m ²	(6,759 sq ft)
Mezzanine Storage	74.41m ²	(801 sq ft)
Total GIA	702.31m ²	(7,560 sq ft)

SERVICES

The unit is connected to mains electricity (3 phase), water and a private foul drainage system.

LEASE TERMS

The property is available by way of a new Internal Repairing & Insuring lease for a term to be agreed and at a commencing rental of £25,000 per annum exclusive which breaks back to low overall rate of just £3.31 per sq ft.

RATEABLE VALUE

The property has a Rateable Value of £12,000 with estimated rates payable of £6,144 per annum for the year 2023/24.

Small business rate relief may be available to prospective tenants who meet the qualifying criteria and enquiries should be made directly to Westmorland and Furness Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating Assessment of D89 and a copy of the Energy Performance Certificate is available to download from the Edwin Thompson website or upon application.

SERVICE CHARGE

There is a service charge levied to recover the cost of the maintenance and upkeep of the common areas and septic tank on the estate at £1,360 + VAT per annum.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

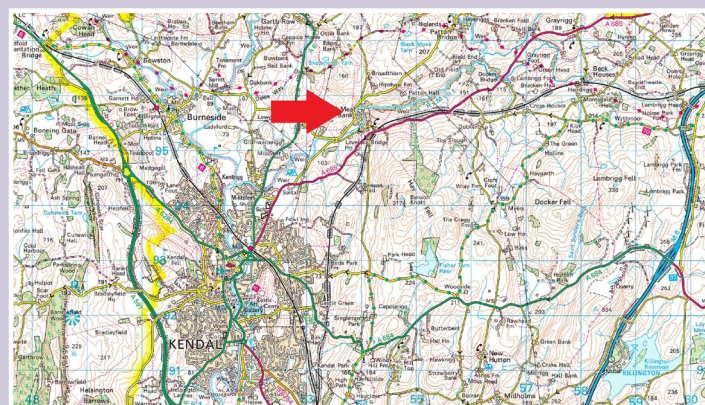
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with the Kendal Office of Edwin Thompson LLP. Contact:

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