

# Warehouse Premises To Let

Unit 1 Mealbank Mill Trading Estate, Mealbank  
Kendal, Cumbria, LA8 9DL

Edwin  
Thompson



- Large Warehouse premises on an established trading estate, on the outskirts of Kendal
- Gross Internal Area – 4,137.66m<sup>2</sup> (44,537 sq ft)
- Formerly occupied by Clarks Shoes and Hayes Garden World, providing open plan versatile accommodation with a minimum eaves height of 5.44 metres, two dock levellers and separate loading vehicle doors
- Dedicated car parking and secure yard area
- Rental - £178,000 per annum exclusive equating to a low rate of £4.00 per sq ft

Ref M1314



# Warehouse Premises To Let

## Unit 1 Mealbank Mill Trading Estate, Mealbank, Kendal, Cumbria, LA8 9DL

### 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 detached high-bay warehouse that is of single-storey brick construction around a steel portal frame and underneath a multi-pitched insulated profile clad roof that incorporates translucent roof lights.

Internally, the accommodation provides open plan warehousing with solid concrete flooring and racked out with useful steel storage shelving, having most recently been occupied by Clarks Shoes as a distribution centre. The minimum eaves height is approximately 5.44 metres rising to 8.04 metres at the apex of the steel frame and the unit benefits from modern LED warehouse lighting.

There are two dock levellers with electric steel roller shutter doors (3.01m high x 2.84m wide) and with an external drop of 1.03 metres underneath a covered canopy. There are two further sliding concertina steel vehicle doors, each being 4.42 metres high x 4.25 metres wide.



An internal amenity block provides WCs and staff mess area at ground floor and offices at first floor that overlook the warehouse space.

Externally, there is a tarmacadam yard to the front secured by steel balustrade fencing and double vehicle gates.

### ACCOMMODATION

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

Ground Floor Warehouse/Ancillary	4,019.29m <sup>2</sup> (43,263 sq ft)
Mezzanine Offices	118.37m <sup>2</sup> (1,274 sq ft)
Total GIA	4,137.66m <sup>2</sup> (44,537 sq ft)

### SERVICES

The unit is connected to mains electricity (3 phase), water and a private foul drainage system. Heating is via oil-fired hot air blowers.

### LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £178,000 per annum exclusive which breaks back to low rate of just £4.00 per sq ft.

### RATEABLE VALUE

The property has a Rateable Value of £127,000 with estimated rates payable of £65,024 per annum for the year 2023/24.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council - 0300 373 3300.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating Assessment of D81 and a copy of the Energy Performance Certificate is available to download from the Edwin Thompson website or upon application.

### 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 unit is available to view by prior appointment with Edwin Thompson LLP and Contact:

John Haley – [j.haley@edwin-thompson.co.uk](mailto:j.haley@edwin-thompson.co.uk)

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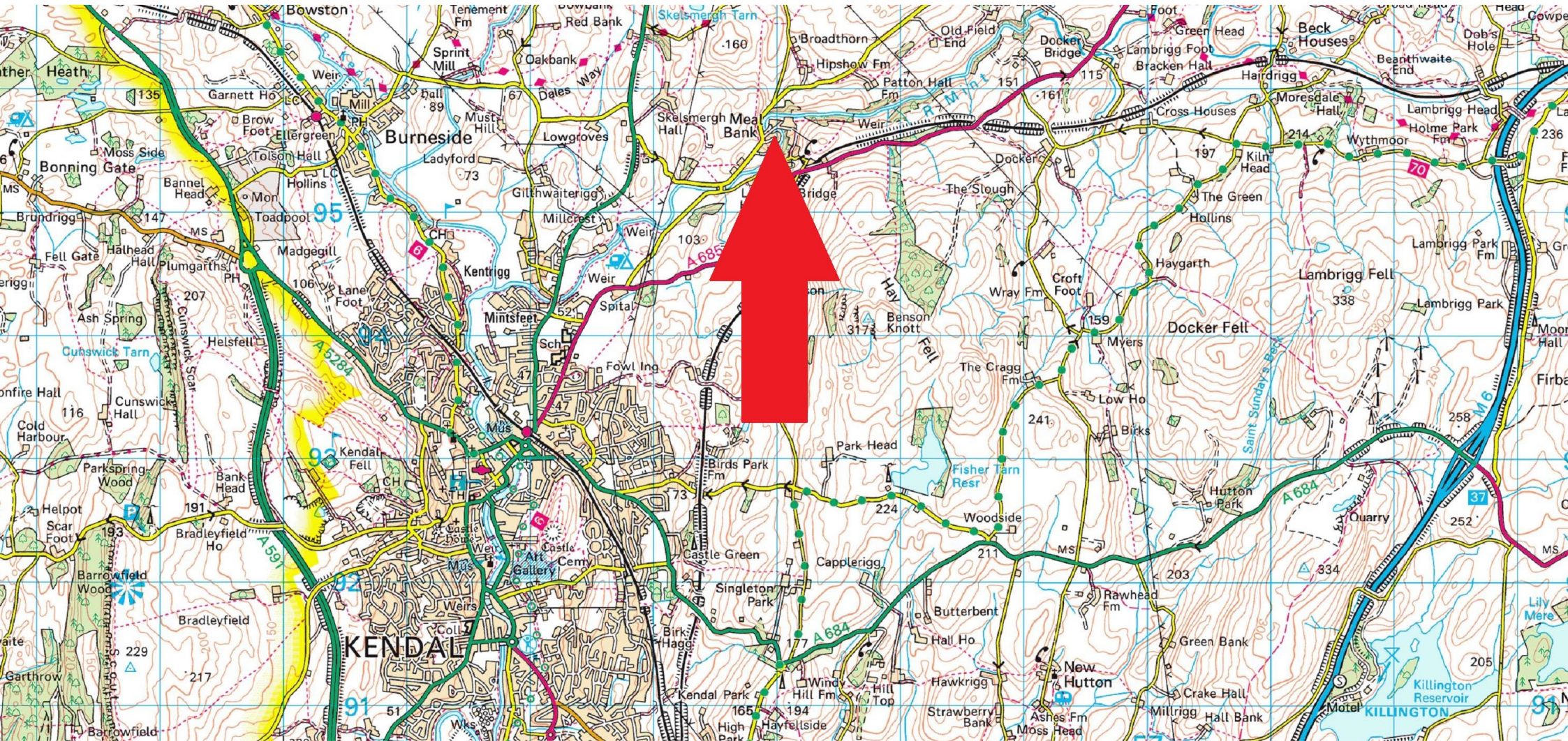




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