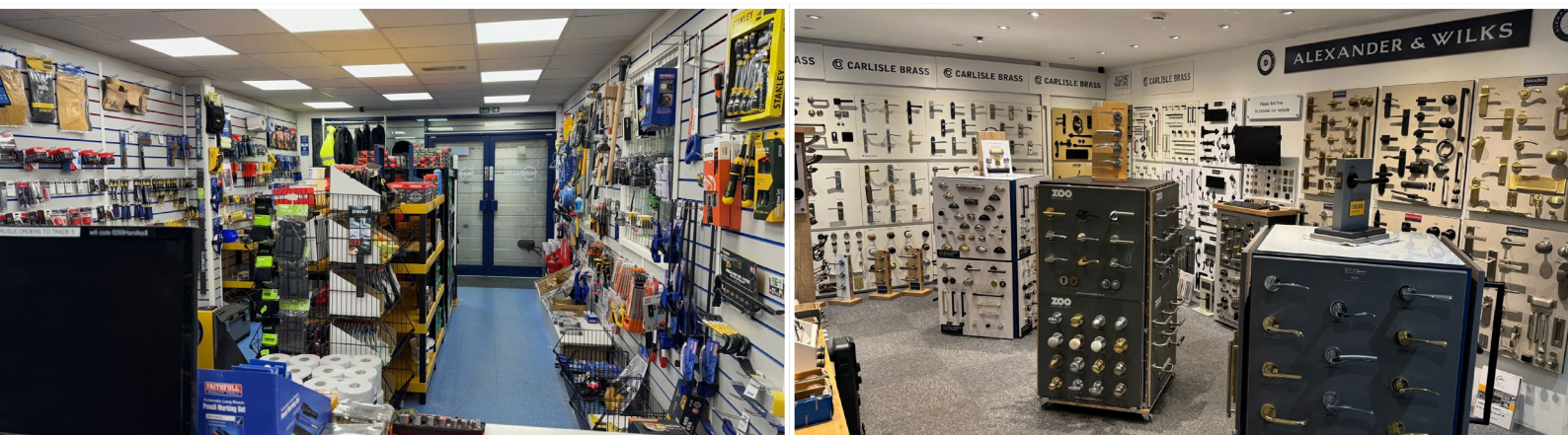


# Trade Counter/Warehouse Units To Let

Units 12 & 14 Westmorland Business Park,  
Shap Road Industrial Estate,  
Kendal,  
Cumbria  
LA9 6NS

Edwin  
Thompson



- Two modern trade counter/warehouse units with loading areas, car parking and mezzanines
- Situated on an established trading estate, a short distance to the north of Kendal Town Centre with good access to the local road network
- Unit 12 Gross Internal Area - 1,605 sq ft
- Unit 14 Gross Internal Area – 1,864 sq ft
- Available separately or as a whole

**Rental - £13,000-£25,000 per annum exclusive**

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## LOCATION

The units are situated on the east side of Westmorland Business Park, which forms part of Shap Road Industrial Estate, adjacent to Shap Road on the north outskirts of Kendal, in Cumbria and the North West England.

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 which has recently gained World Heritage status. 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 4 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Westmorland Business Park and Shap Road Industrial Estate connect directly to the A6 Shap Road providing a route south into Kendal town centre and onto Junction 36 of the M6, 9 miles away. The A6 travels north to Shap and Junction 39 of the M6, circa 14 miles away. The estate is one of the main trading locations in Kendal providing a mix of warehouses, offices, car showrooms and trade counter properties and occupiers including Kentdale Jaguar Land Rover, Kendal Tile and Stone, Thomas Graham and Sons, Menzies Distribution, and Lakeland.

## DESCRIPTION

The units currently comprise two interconnected warehouses, forming the end of a terrace, being of steel portal frame construction with pitched profile clad insulated roofs incorporating translucent roof lights.

Unit 12 is arranged with storage to the front incorporating an electric up-and-over steel vehicle door (3.65m wide x 4.47m high), fitted out with solid concrete painted flooring, part exposed block/profile clad walls, suspended strip LED lighting and having a minimum eaves height of 5.10 metres. There is a rear showroom fitted out with carpeted flooring, plaster painted walls and ceiling, downlighting, an adjacent office, disabled WC and mezzanine storage above.

Unit 14 also incorporates an electric up-and-over steel vehicle door (3.65m wide x 4.47m high) which sits in front of an aluminium framed double glazed shop frontage as well as having a separate customer pedestrian door. Internally, the unit is arranged with a retail area and office to the front, a workshop to the rear as well as a kitchen, disabled WC and a substantial mezzanine floor developed above the shop/office.

The trade counter/shop accommodation has part carpeted/vinyl non-slip flooring, slat wall displays, suspended ceiling with recessed LED panel lighting, serving counter and leading through to the office and rear workshop area. The rear workshop area has solid concrete painted flooring, exposed block/profile clad walls, steel staircase up to a storage area and doors to the disabled WC and kitchen.

Externally, there is a tarmac loading yard and car parking to the front with 2 dedicated spaces per property.

## ACCOMMODATION

The premises provide the following approximate gross internal measurements:

|                |                            |                      |
|----------------|----------------------------|----------------------|
| <b>Unit 12</b> |                            |                      |
| Ground Floor   | 104.03m <sup>2</sup>       | (1,120 sq ft)        |
| Mezzanine      | 45.03m <sup>2</sup>        | (485 sq ft)          |
| <b>Total</b>   | <b>149.06m<sup>2</sup></b> | <b>(1,605 sq ft)</b> |
| <b>Unit 14</b> |                            |                      |
| Ground Floor   | 103.46m <sup>2</sup>       | (1,114 sq ft)        |
| Mezzanine      | 69.69m <sup>2</sup>        | (750 sq ft)          |
| <b>Total</b>   | <b>173.15m<sup>2</sup></b> | <b>(1,864 sq ft)</b> |

## SERVICES

The properties are connected to mains electricity (three phase), water and the mains drainage/sewage system. Prospective occupiers should make their own enquiries as to the services available for future use.

## LEASE TERMS

The properties are available by way of a new Full Repairing & Insuring lease for a term to be agreed at the following rentals:

|             |   |
|-------------|---|
| Unit 12     | £13,000 per annum exclusive             |
| Unit 14     | £14,000 per annum exclusive             |
| Units 12&14 | £25,000 per annum exclusive as a whole. |

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

The building is assessed as a whole with a Rateable Value of £20,750 with approximate rates payable of £10,624 per annum although if let separately will be re-assessed with each unit likely to have a Rateable Value that qualifies for small business rate relief.

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

## ENERGY PERFORMANCE CERTIFICATE

The properties are currently being assessed for Energy Performance and the certificate will be made available in due course.

## LEGAL COSTS

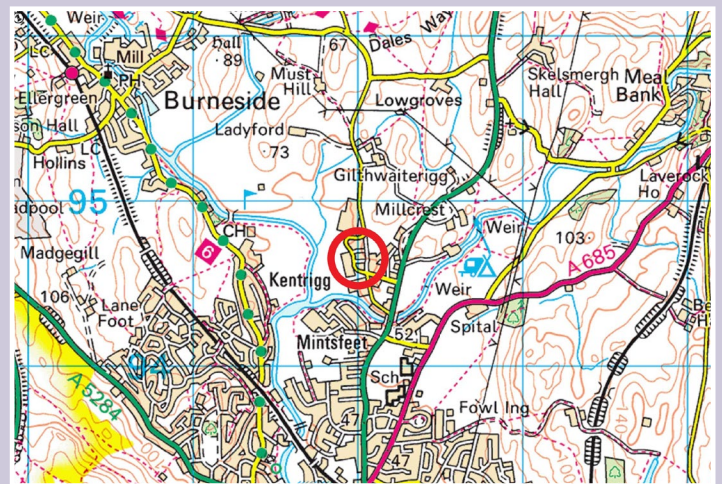
Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

## VIEWING

The properties are available to view by prior appointment with the Kendal office of Edwin Thompson LLP. Contact:

John Haley – j.haley@edwin-thompson.co.uk  
Ellie Oakley – eoakley@edwin-thompson.co.uk

Tel - 01539 769790



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5. These particulars were prepared in July 2024

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