

Warehouse Premises To Let

Unit 19 Mealbank Mill Trading Estate
Mealbank, Nr Kendal, Cumbria, LA8 9DL

Edwin
Thompson



- Warehouse premises on an established trading estate, on the outskirts of Kendal
- Gross Internal Area – 304.06m² (3,273 sq ft)
- Dedicated car parking, loading area and generous yard
- Rental - £19,750 per annum exclusive
- Small Business Rate Relief Available

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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 property comprises a detached warehouse that is of single-storey block construction with rendered, pebble dashed and painted elevations, around a steel frame and underneath a single skin profile clad roof that has translucent roof lights. The building incorporates two pedestrian entrances and two electric steel roller shutter vehicle doors (3.54m wide x 3.54m high and 3.63m wide x 3.51m high) as well as high level UPVC double glazed windows.

Internally, the warehouse provides open plan accommodation with tarmacadam flooring, painted block walls, open apex ceiling, suspended LED lighting and with a minimum eaves height of 4.45m.

WC and kitchen facilities can be provided to meet an occupiers requirement.

Externally, the yard is formed in tarmacadam to the front and side and the rear in hardstanding where there is a secure compound.



ACCOMMODATION

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

Ground Floor/Total GIA 304.06m² (3,273 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 £19,750 per annum exclusive which breaks back to low overall rate of just £6.03 per sq ft.

RATEABLE VALUE

The property currently has a Rateable Value of £12,750, although this includes for a first floor mezzanine which has since been removed. Once reassessed, the premises should fall around or below £12,000 and therefore qualifying for small business rate relief, subject to meeting the relevant criteria.

Prospective tenants should make enquiries directly to Westmorland and Furness Council - 0300 373 3300.

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, estimated to be £0.15 per sq ft or approximately £500 + 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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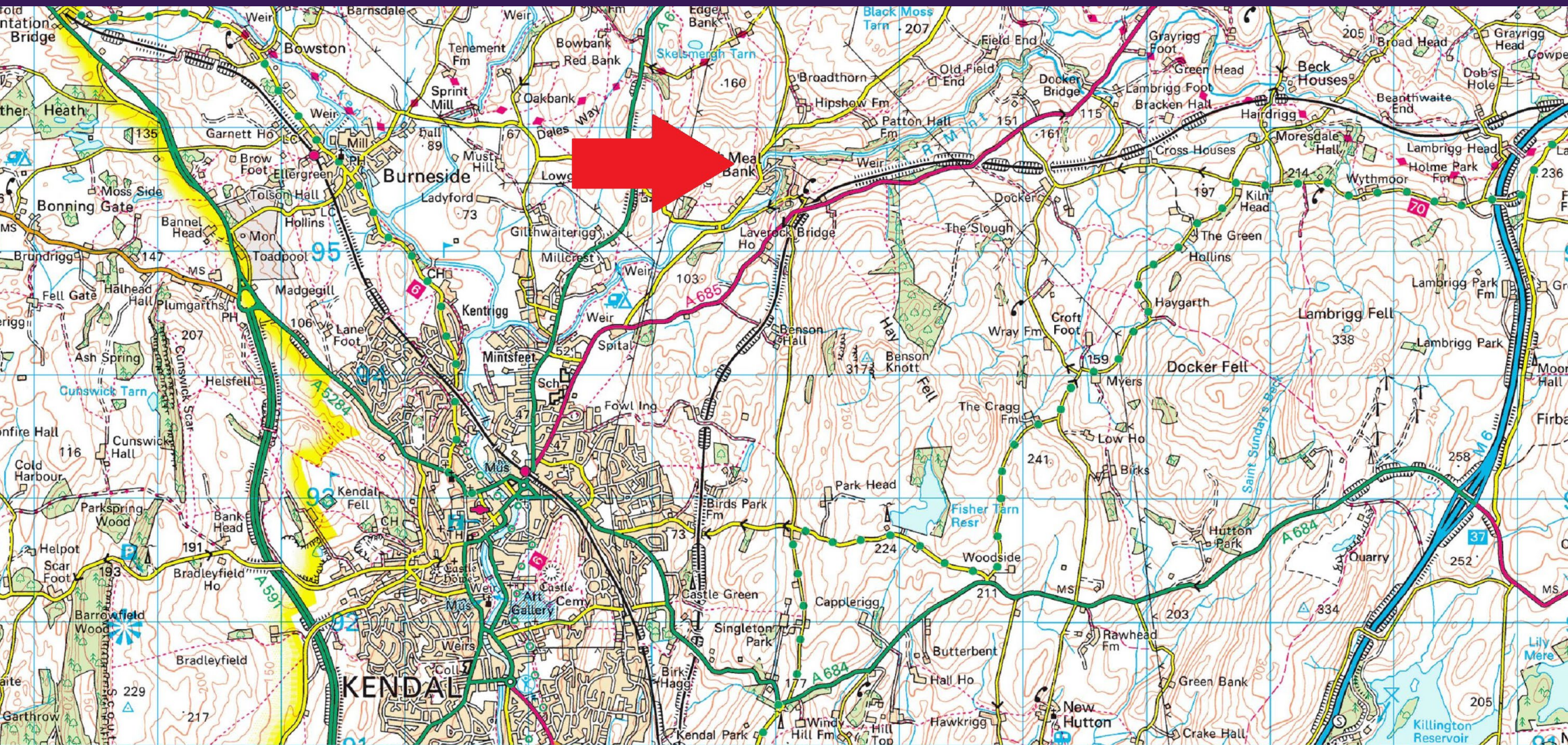
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