

MODERN WAREHOUSE PREMISES TO LET
Unit 1 Parkside Business Park
Parkside Road, Kendal, Cumbria, LA9 7EN

Edwin
Thompson



- Modern warehouse building with office, showroom and storage accommodation
- Situated on an established trading estate with good access to Kendal Town Centre, the local road network and Junction 36 of the M6
- Ground Floor of 5,165 sq ft, Showroom of 1,002 sq ft as well as 2,589 sq ft of Mezzanine Storage
- Total Gross Internal Area – 813.53m² (8,757 sq ft)
- Dedicated loading area and car parking
- Rental - £38,000 per annum exclusive

Ref G1174

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LOCATION

The property is situated on Parkside Business Park, in the south of the market town of Kendal, South Cumbria, in the North West of 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 2 miles to the southeast providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Parkside Business Park is accessed from Parkside Road which in turn connects with the A6, less than 500 metres to the west, providing direct access into Kendal Town Centre as well as to the A6 Milnthorpe Road which travels south connecting to the A591 and Junction 36 of the M6, circa 6 miles away.

Parkside Road also connects with Lound Road, circa 200 metres to the west which in turn travels in a southerly direction to the A65 Burton Road, providing access to the southeast area of Kendal where there are good local facilities including an Asda Superstore, a Post Office, Westmorland General Hospital and travelling further on to Oxenholme. The A65 continues south and is an alternative route to Junction 36 of the M6. Parkside Road leads east through a number of popular residential suburbs of Kendal, meeting up with the A684, Singleton Park Road which offers a route up to Junction 37 of the M6, 6 miles away.

Parkside Business Park is an established trading location with occupiers including EK Motor Factors, SBS Kendal, City Plumbing, The Bathroom Showroom, Medlock, Heron Travel, CHC Group as well as leisure users including Phoenix Fitness, Kendal Gymnastics and The Dojo Centre. A Travelodge opened a few years ago nearby on the junction of Parkside Road and Lound Road.

DESCRIPTION

The property provides a single storey, end of terrace modern warehouse unit, of steel portal frame construction with part inner block/profile clad elevations, rendered and pebble dashed to around 2 metres high to the front and with stone detailing running down one side. The premises incorporate UPVC double glazed central pedestrian doors, an electric up-and-over vehicle door (5.09m high x 3.94m wide) and sits underneath a pitched profile clad insulated roof incorporating translucent roof lights.

Internally, the accommodation is arranged with a front office, kitchen area and male female/disabled WCs, rear open plan warehouse space and at first floor, there is a showroom and mezzanine storage.

Office – carpeted flooring, plaster painted walls and ceiling, strip fluorescent lighting and wall mounted electric heater.

Main Warehouse – exposed solid concrete flooring, part block/profile clad elevations, open apex ceiling with strip LED and suspended sodium downlighting and having a minimum eaves height of 5.15m rising to 7.72m at the top of the steel.

Showroom – wood effect vinyl flooring, slat display clad walls part plaster painted/suspended ceiling with a mix of LED strip, spot and recessed fluorescent lighting and internal window panels overlooking the warehouse floor.

Mezzanine Storage – supported by a steel frame, boarded out with steel safety barriers, formed around the rear and two sides.



Externally, there is a strip of concrete hardstanding providing car parking for approximately four/five vehicles as well as loading to the vehicle door.

ACCOMMODATION

The premises provide the following approximate gross internal measurements:

Ground Floor	479.84m ²	(5,165 sq ft)
First Floor Showroom	93.13m ²	(1,002 sq ft)
Mezzanine Storage	240.56m ²	(2,589 sq ft)
Total Approximate Gross Internal Area	813.53m²	(8,757 sq ft)

SERVICES

The premises benefit from mains electricity, water and mains drainage.

RATEABLE VALUE

The property has a current Rateable Value of £37,000 and is described as a warehouse and premises with estimated rates payable for the year 2024/2025 of £18,944.

Prospective tenants should make their own enquiries direct to the Business Rates Department at Westmorland & Furness Council – 0300 373 3300.

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 £38,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

An Energy Efficiency Assessment has been commissioned and the Rating Certificate will be available in due course.

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

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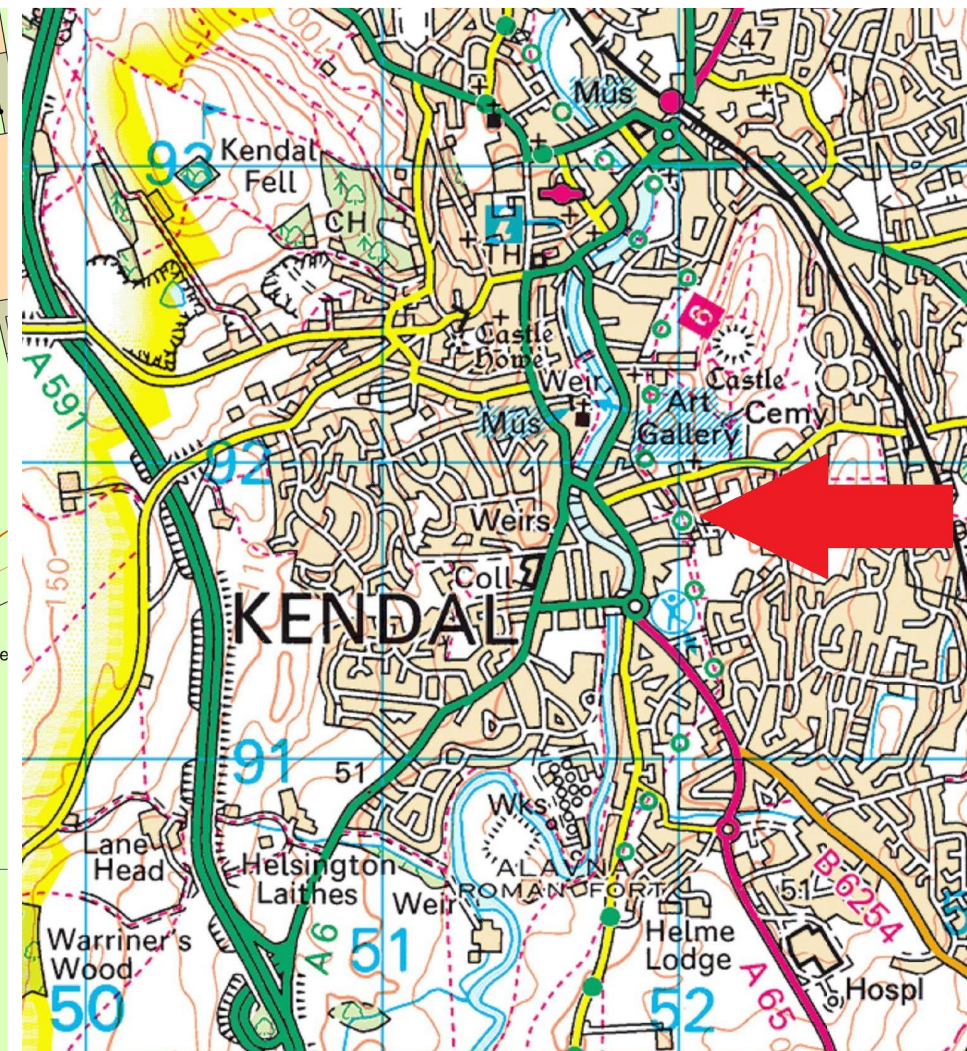


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