

Warehouse Unit To Let
Unit 3C Shap Road Industrial Estate,
Kendal, Cumbria LA9 6NZ

Edwin
Thompson



- A modern self-contained warehouse unit with dedicated front loading and car parking area
- Situated on an established trading estate, a short distance to the north of Kendal Town Centre with good access to the local road network
- Gross Internal Area – 2,668 sq ft, including fully fitted first floor offices
- Qualifies for full small business rate relief
- Rental - £19,950 per annum exclusive

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LOCATION

The property is situated on 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).

Shap Road Industrial Estate connects 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. Unit 3C is situated within the northeast section of the estate behind Meadowbank Business Park and opposite Fell View Trading Estate, adjoining AM Dixon Building Services and R Birks Plumbing & Heating

DESCRIPTION

The property comprises a mid-terrace modern warehouse unit, being of two-storey construction with a mix of rendered pebble dashed and profile clad elevations underneath a pitched profile clad roof. The premises incorporates UPVC double glazed windows and doors as well as an electric steel roller shutter vehicle entrance.

The ground floor provides open workshop space with painted solid concrete flooring, exposed painted block walls, a suspended ceiling with a minimum eaves height of 3.89m, strip fluorescent lighting, wall mounted radiators and to the rear, electric roller shutter door (3.46m x 3.73m high) and a high level window lets in a good level of natural light.

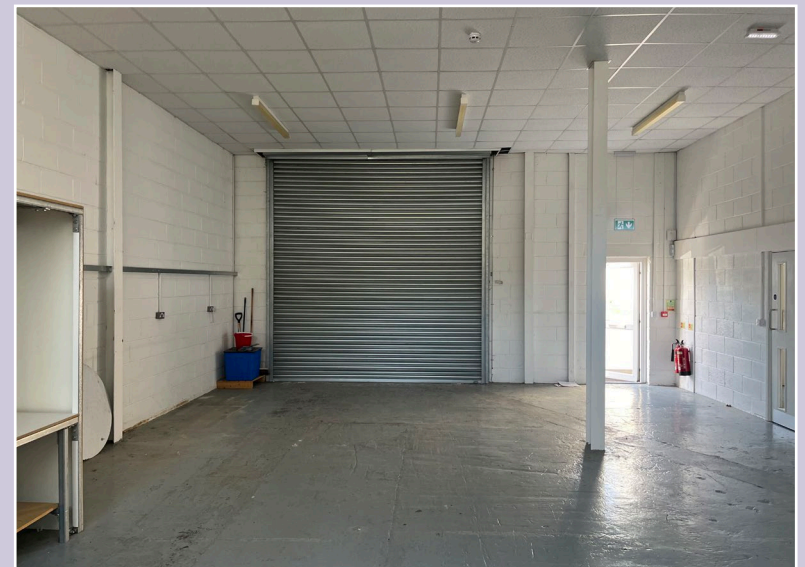
There is a kitchen fitted out with a worktop, units and stainless steel sink, two WC cubicles and a useful store.

There are separate external and internal doors to a lobby and staircase that leads up to a mezzanine office and then to the first floor where there are open plan offices, meeting/manager's room and two further WC cubicles.

The offices are fitted out to a good modern standard with carpeted flooring, plaster painted walls, suspended ceiling with recessed fluorescent lighting, wall mounted radiators, dado height trunking and can be available furnished.

There is a breakout area with a kitchen which includes a worktop, wall and floor mounted cupboards and stainless steel sink and drainer.

Externally, to the front, there is a tarmacadam forecourt offering a good sized loading yard and car parking.



ACCOMMODATION

The premises provide the following approximate gross internal measurements:

Ground Floor Warehouse	123.56m ²	(1,330 sq ft)
Mezzanine Office	23.88m ²	(257 sq ft)
First Floor Offices	100.42m ²	(1,081 sq ft)
Total	247.86m²	(2,668 sq ft)

SERVICES

The property is connected to mains electricity (three phase), gas, water and the mains drainage/sewerage system. Heating is via a modern gas fired boiler that supplies hot water and wall mounted radiators.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of C66, a copy of the certificate is available upon request.

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed, at a rental of £19,950 per annum exclusive.

VAT

The building is elected for Vat and therefore VAT is payable on the rental.

RATEABLE VALUE

The unit is assessed with a Rateable Value of £10,750 with approximate rates payable of £5,504 per annum, however, qualifies for full small business rate relief to occupiers who meet the criteria.

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

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

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Tel - 01539 769790



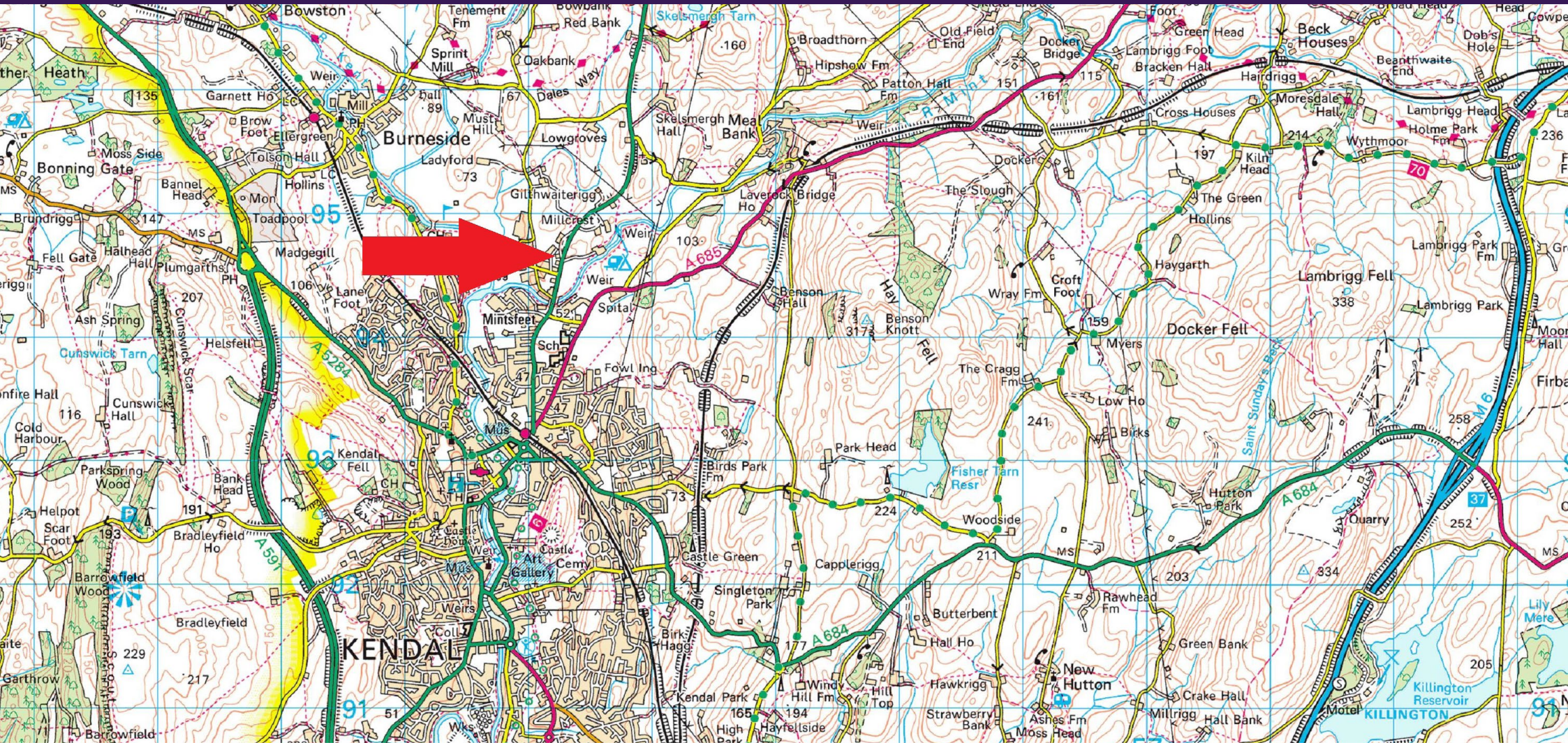
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