

Flexible Warehouse Premises To Let

Unit 9 Westmorland Business Park, Shap Road Industrial Estate,
Kendal, Cumbria LA9 6NS

Edwin
Thompson



- Modern Interconnected Warehouse Units with generous dedicated loading yards, car parking and storage land
- Situated on an established trading estate, a short distance to the north of Kendal Town Centre with good access to the local road network
- An approximate Gross Internal Area of 5,967 sq ft
- Rental of £48,000 per annum exclusive

Ref D1151

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An opportunity to occupy strategically located, self-contained and modern warehouse units positioned within a private development forming part of the popular Westmorland Business Park. The flexible warehouse accommodation provides a gross internal area of 5,967 sq ft and benefits from large car parking areas, secure front loading yard and a private access.

LOCATION

The subject land and property are within a private development forming part of Westmorland Business Park at the northern western aspect of Shap Road Industrial Estate close to Shap Road to the north of Kendal town centre, Cumbria in 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 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 an established and one of the main trading locations in Kendal providing a mixture 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 Smart Tiles.

DESCRIPTION

The property provides an L-Shaped modern warehouse development comprising two interconnected units of steel portal framed construction, with profile clad elevations, pitched profile clad roofs with translucent roof panels, electric roller shutter doors and secure pedestrian doors.

The units are ready for immediate occupation with open plan warehouse accommodation incorporating solid concrete flooring, LED lighting, WC facilities, rear self-contained store and generous front loading and storage yard. The units have a minimum eaves height of 3.30 metres rising to 5.08 metres and have been used for a variety of uses including trade counter, office, warehouse, production and distribution.

Externally, the car parking, front forecourt and site is laid with tarmacadam/concrete hardstanding and there is hardcore/gravelled storage land to the side.

ACCOMMODATION

It is understood that the premises provide the following approximate gross internal measurements:

Total approximate Gross Internal Areas	554.33m ²	(5,967 sq ft)
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SERVICES

The properties are connected to mains electricity (three phase), gas, water and the mains drainage/sewage system.

Prospective occupiers should make their own enquiries as to the services available for future use.

PROPOSAL

The land and property is available by way of a new Full Repairing & Insuring lease for a number of years to be agreed and at a commencing rental of £48,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

According to the Valuation Office Agency Website, it is understood that Units 2 - 4 are assessed together at a Rateable Value of £33,250 and described as workshop and premises.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 08450504434.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D79 and the EPC Certificate is available to download from the Edwin Thompson website.

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 property is available to view by prior appointment with the Windermere office of Edwin Thompson LLP. Contact:

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