

TO LET Industrial / Workshop Premises

Unit 2 Beeson Head
Beeson Road Trading Estate
Kendal
Cumbria
LA9 6BW

Edwin
Thompson



- Well located Industrial / Workshop Premises situated on an established trading estate, a short distance to Kendal Town Centre with good access to the local road network
- New roof and cladding installed 2022.
- Dedicated loading area and shared yard
- Potential to subdivide subject to specific occupier requirements
- Gross Internal Area 773m² (8,318 sq ft)

Rental - £32,500 per annum exclusive

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LOCATION

The subject property is situated on Beezon Road Trading Estate, a popular and well-located estate on the edge of Kendal Town Centre.

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).

Beezon Road Trading Estate is an established estate and one of the main trading locations in Kendal providing a mixture of warehouses, offices and trade counter properties and occupiers include Homebase, A & W Tool Hire Limited, Westmorland Flooring and Bainbridge Electrical Limited.

The attached plan shows the location of the premises outlined red (for identification purposes only).

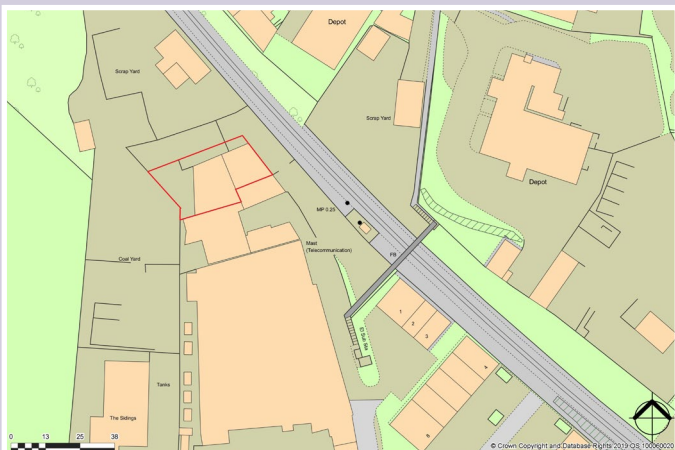
DESCRIPTION

Unit 2 Beezon Head is a two-storey interconnected steel portal frame industrial / workshop premises that has recently been reclad and reroofed. It comprises part block / part clad elevations at half height beneath a pitched profile clad roof with translucent roof panels. The ground floor comprises of a concrete floor, single glazed opaque windows, LED strip lighting and a sliding steel door (3.5m x 3.25m). The workshop has a minimum eaves height of 2.92m to the underside of the mezzanine rising to 6.80m at the top of the frame. There are also two gas fired hot air blowers, one at ground floor level and one upstairs on the mezzanine.

The mezzanine comprises of a steel frame with a solid concrete floor, LED strip lighting, a small office and ladies and gent's WC's.

Externally, there is a dedicated loading area and shared yard.

The Landlord is prepared to look at all serious parties wishes including a potential to subdivide, subject to cost and rental figures associated.



ACCOMMODATION

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

Ground Floor	403.28m ²	(4,340 sq ft)
Mezzanine	369.77m ²	(3,978 sq ft)
Total Approximate Gross Internal Area	773.05m ²	(8,318 sq ft)

RATEABLE VALUE

We understand from the VOA website that the premises have a Rateable Value of £19,250 and is described as workshop & premises.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 0845 0504434.

TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £32,500 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Asset Rating of C56 and a copy of the certificate is available upon request or to download from the Government's online EPC database.

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.

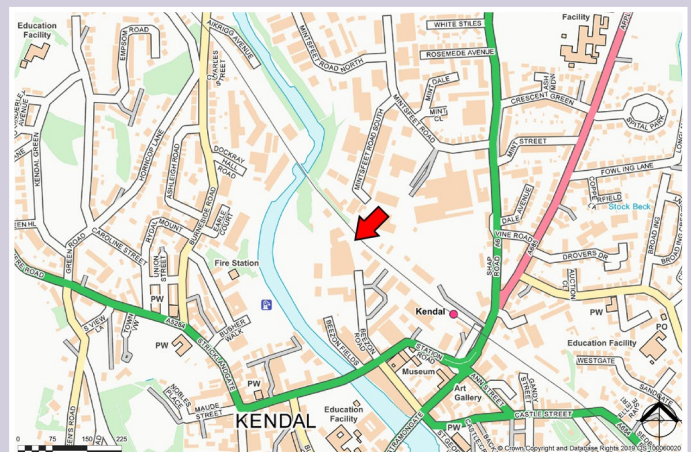
VIEWING

The unit is available to view by prior appointment with Edwin Thompson LLP. Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

Tel: 015394 48811

www.edwin-thompson.co.uk



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