

TO LET - STRATEGIC COMMERCIAL STORAGE & DISTRIBUTION SITE

Storage Site,
Main Line Industrial Estate,
Crooklands Road,
Milnthorpe,
LA7 7LR

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Thompson



- A strategic 1.76 acre commercial site offering flexible storage and distribution use.
- Level site with hardcore surfacing in part, secure steel palisade fencing and double gate entrance.
- Popular Commercial/Trading Estate with excellent proximity to Junction 36 of the M6 motorway.
- Located approximately 9 miles South of Kendal offering key transport links to South Lakeland and Lancashire

Rental – Price on Application.

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LOCATION

The property is situated on Mainline Industrial Estate and the B6385 Crooklands Road, approximately 1 mile to the east Milnthorpe, South Lakeland, which is at the southern end of Cumbria, in the North West of England. Milnthorpe is a large village with a population of 2,225 (2011 Census) which was originally a port, using the River Bela and estuary (now only navigable to Arnside) and remains a lively commercial centre for South Lakeland.

The estate has a variety of uses that include trade, transport and storage and distribution companies that include Kalisan, Pelta Medical Papers, James Cropper 3D Products, Heartwood Bespoke joinery, J T Leyland, Lake Loos and Bay Search & Rescue.

The town benefits from tourism and hospitality being situated on the A6 between Carnforth and the A590 offering good local facilities including a Booths Supermarket, a number of public houses and restaurants and separate primary and secondary schools. Local areas of interest include Dallam Tower and Estate well known for its attractive walks that take in the River Bela and a large population of deer and also Levens Hall and Gardens which is a short distance to the north. Arnside is 3 miles away taking in Morecambe Bay and the Arnside and Silverdale AONB extends south of Milnthorpe including Gait Barrows National Nature Reserve, Leighton Moss and Warton Crag Nature Reserve.

The nearest and principal town of South Lakeland is Kendal which is around 9 miles to the north with a resident population of 29,495 (2011 Census) hosting a wide range of retail and leisure facilities. The nearby village of Oxenholme has a train station on the West Coast main railway line providing direct routes to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Carnforth and Junction 35 of the M6 motorway are around 9 miles to the south accessed from the A6 and the nearest city, Lancaster, is a further 6 miles south, and is a historic and cultural city with a central population of 52,234 (2011 Census) and a wider district population of 138,375 encompassing several settlements including Morecambe. Lancaster is the County Town of Lancashire having excellent communications from the M6 motorway Junction 33 to the south and Junction 34 to the north. It also has a train station on the West Coast Railway Line.

The B6385 travels to Crooklands, providing a direct route to Junction 36 of the M6 and being just 3 miles away.

The attached plan show the situation and approximate location of the land (not to scale and for identification purposes only).

DESCRIPTION

A strategic storage and distribution site, accessed via a double steel palisade gate at the northern boundary from the estate road.

The site is bounded by secure steel palisade fencing and incorporates hardcore ground finishes in part, offering flexible storage and distribution options.

ACCOMMODATION

The site has been measured on a gross area basis as follows:

Approximate Site Area 0.71 Hectares (1.76 acres)

SERVICES

It is understood that the site has mains electricity, water and private septic tank connections adjacent.

The services have not been tested and therefore should not be relied upon.

Interested parties are advised to rely upon their own enquiries for the availability of services and it is the responsibility of the occupier to determine the exact position of existing services and to arrange for any modification/connection of these to the site in consultation with the relevant services providers.

RATEABLE VALUE

The site has a current Rateable Value of £15,000 and is described as a land used for storage and premises.

Prospective Tenants should make their own enquiries direct to the Business Rates Department at Westmorland & Furness Council – Tel: 01539 733 333

LEASE TERMS

The site is available by way of a new Full Repairing & Insuring lease for a number of years to be agreed. Rental upon application.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The site is let subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these letting particulars.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

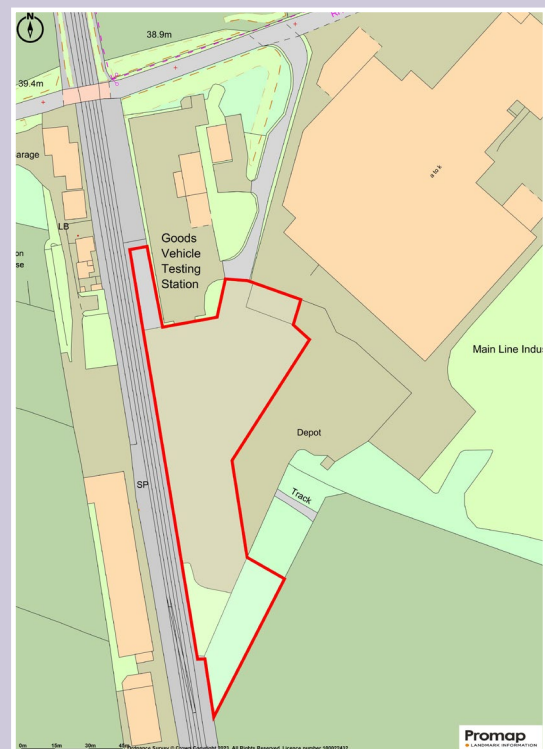
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The site is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

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