

Studio/Production Space To Let

Unit 4K Gatebeck Business Park,
Gatebeck,
Nr Kendal
Cumbria
LA8 0HS

Edwin
Thompson



- 1st Floor studio/production unit
- Gross Internal Area – 41.90m² (451 sq ft)
- Excellent location just 3 miles from Junction 36 of the M6, the A65 and A590
- Small Business Rate Relief available

Rental – £360 per calendar month

Ref: H1086

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LOCATION

The studio/production space is situated on Gatebeck Business Park within the rural village of Gatebeck, approximately 5 miles to the southeast of Kendal, Cumbria in the North West of England. Gatebeck Business Park is an established commercial estate, with good access to the A65 approximately 1 mile away which in turn leads directly to Kendal and to Junction 36 of the M6, circa 3 miles away. The nearest village is Endmoor on the A65, 1 mile southwest of the subject premises and provides local services including a shop, village hall, bakery and school. The attractive town of Kirkby Lonsdale is around 8 miles to the southeast via the A65 which again provides good local services as well as a Booths Supermarket.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundary 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. 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 northwest providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

DESCRIPTION

A first-floor studio most recently used and fitted out for food preparation. The wider building is of block and profile clad construction with access taken from the forecourt and pedestrian entrance to a communal landing area.

The premises are fitted out with non-slip vinyl flooring, plaster painted walls, profile clad ceiling incorporating strip LED lighting, translucent roof lights, sink and drainer. Heating and cooling are provided from a wall mounted electric unit.

There is a shared fully fitted shared kitchen and male/female WCs adjacent to the office.

Externally, there is a dedicated car parking space and the site benefits from 24 hour CCTV and digital entrance for tenants.

Further office and warehouse space may be available within the same building, further information on application.

ACCOMMODATION

The property extends to the following approximate gross internal area:

First Floor/Total 41.90m² (451 sq ft)



LEASE TERMS

The premises are available by way of a new lease for a term to be agreed and at a rental of £360 per calendar month.

SERVICE CHARGE

There is a service charge of £400 per annum which is levied to recover the cost of the maintenance and upkeep of a septic tank and the communal areas and a building insurance contribution is payable of approximately £100 per annum exclusive.

VAT

We are advised that the property is elected for VAT and therefore VAT is payable on top of the rental consideration.

RATEABLE VALUE

The premises have a Rateable Value of £2,425 and therefore qualify for 100% small business rate relief subject to the occupier meeting the relevant criteria.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of C65, valid until 28 October 2028. A copy of the certificate can be provided upon request.

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 Kendal Office of Edwin Thompson LLP. Contact:

Ellie Oakley – eoakley@edwin-thompson.co.uk

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

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