

Modern High Specification Warehouse Premises To Let

New Yard, Beezon Head, Beezon Road Trading Estate
Kendal, Cumbria, LA9 6FT

Edwin
Thompson



- Prime unit on an established trading estate, close to Kendal town centre
- Gross Internal Area - 449.02m² (4,833 sq ft)
- Modern warehousing with an eaves height of 5.00m and fully fitted offices
- Dedicated car parking and shared loading/yard area
- Rental - £36,000 per annum exclusive

Ref N1074B

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LOCATION

The available 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. 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 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. Beezon Road connects directly with the A6 Sandes Avenue which is one of the main routes travelling through the northern area of Kendal town centre, leading west where it meets with Stricklandgate and the A5824 Windermere Road, circa 300 metres away and to the east where it connects with the A6 Shap Road adjacent to Kendal Train Station, 200 metres away offering a regular service to Oxenholme and Windermere.. The A5284 Windermere Road travels north west to the A591 and then on to Junction 36 of the M6 as well as providing access to Windermere and the heart of Lake District National Park.

The A6 Shap Road leads north to a number of commercial estates including Mintsfeet Trading Estate, Shap Road Industrial Estate, Lake District Business Park and South Lakes Retail Park and continues up to Junction 39 of M6, around 15 miles away. The A6 also travels south on to Wildman Street forming part of one-way system down the eastern side of the town centre, linking up with the A6 Milnthorpe Road to the south providing an alternative route to the A591 and Junction 36 of the M6.

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

DESCRIPTION

The available unit is part of the CN Metalworks, which is a brand new, high specification detached warehouse with car parking and loading areas. The building is being split to provide self-contained and independently accessed units.

The property is a part single/two storey steel portal frame warehouse that has block/profile clad elevations beneath a pitched profile clad insulated roof with translucent roof panels. Internally, the premises comprise open plan warehouse accommodation, a staff 'mess' room, stores and accessible WC at ground floor and the first floor is fitted out with modern offices, a kitchen, WC, meeting and director rooms.



The warehouse provides good open space with solid concrete flooring, block/profile clad walls, suspended LED strip lighting, an electric roller shutter vehicle door (5.07m wide x 3.58m high) and a minimum eaves height of 5.15m. Interconnected to the main warehouse are useful stores, a fitted staff canteen and a lobby with composite door from the front car parking area and stairs to the first floor.

The offices provide a mix of well-fitted open plan space with carpeted flooring, plaster painted walls and ceiling, LED panel lighting and double glazed windows as well as internal windows looking over the warehouse space.

Externally, there is dedicated car parking to the front and a shared yard/loading area.

ACCOMMODATION

The premises have been measured on a gross internal area basis as follows:

Ground Floor Warehouse/Ancillary	357.99m ² (3,853 sq ft)
First Floor Offices	91.05m ² (980 sq ft)
Total GIA	449.02m ² (4,833 sq ft)

SERVICES

The unit is connected to mains electricity (3 phase), water and the mains drainage/sewage system.

LEASE 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 £36,000 per annum exclusive.

RATEABLE VALUE

The property is part of a larger assessment and will need to be re-assessed upon occupation.

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and a full copy is available to download from the Edwin Thompson website.

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

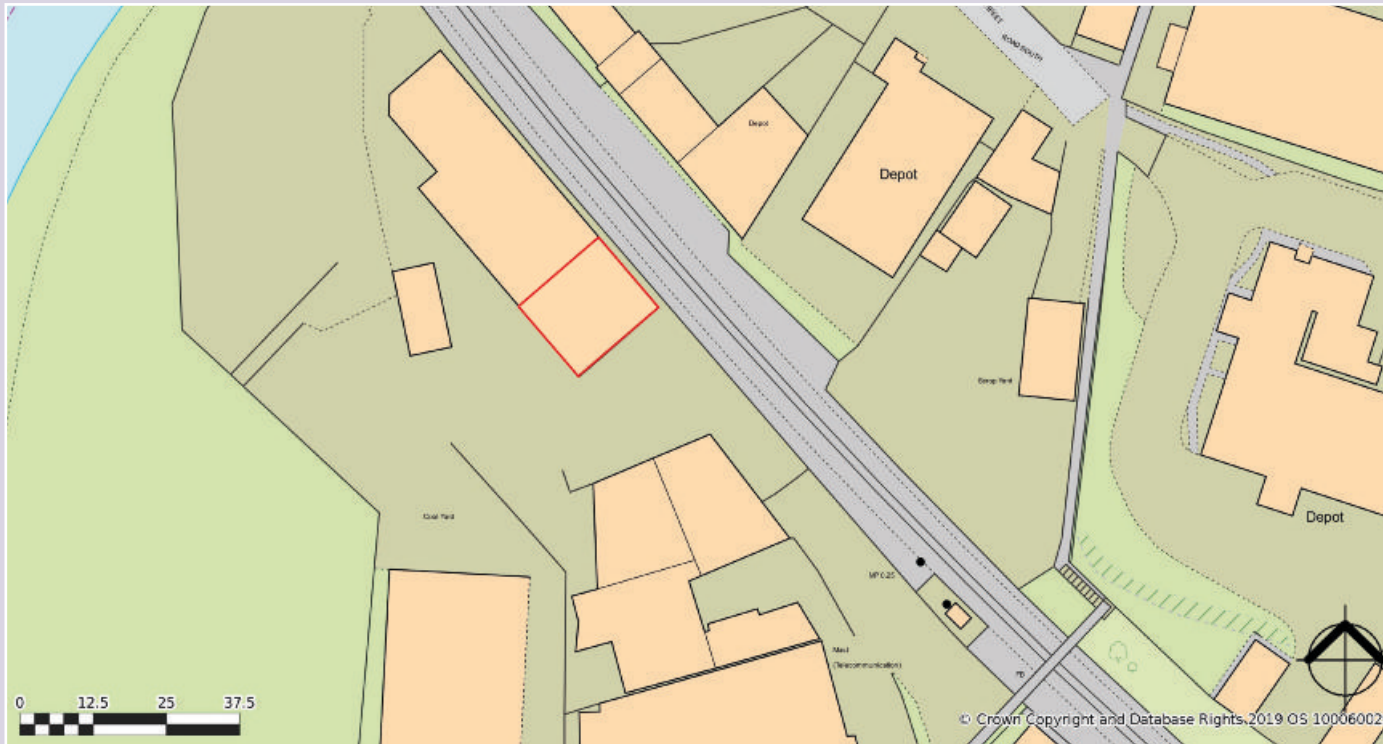
The unit is available to view by prior appointment with Edwin Thompson LLP. Contact:

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Tel: 01539 769790

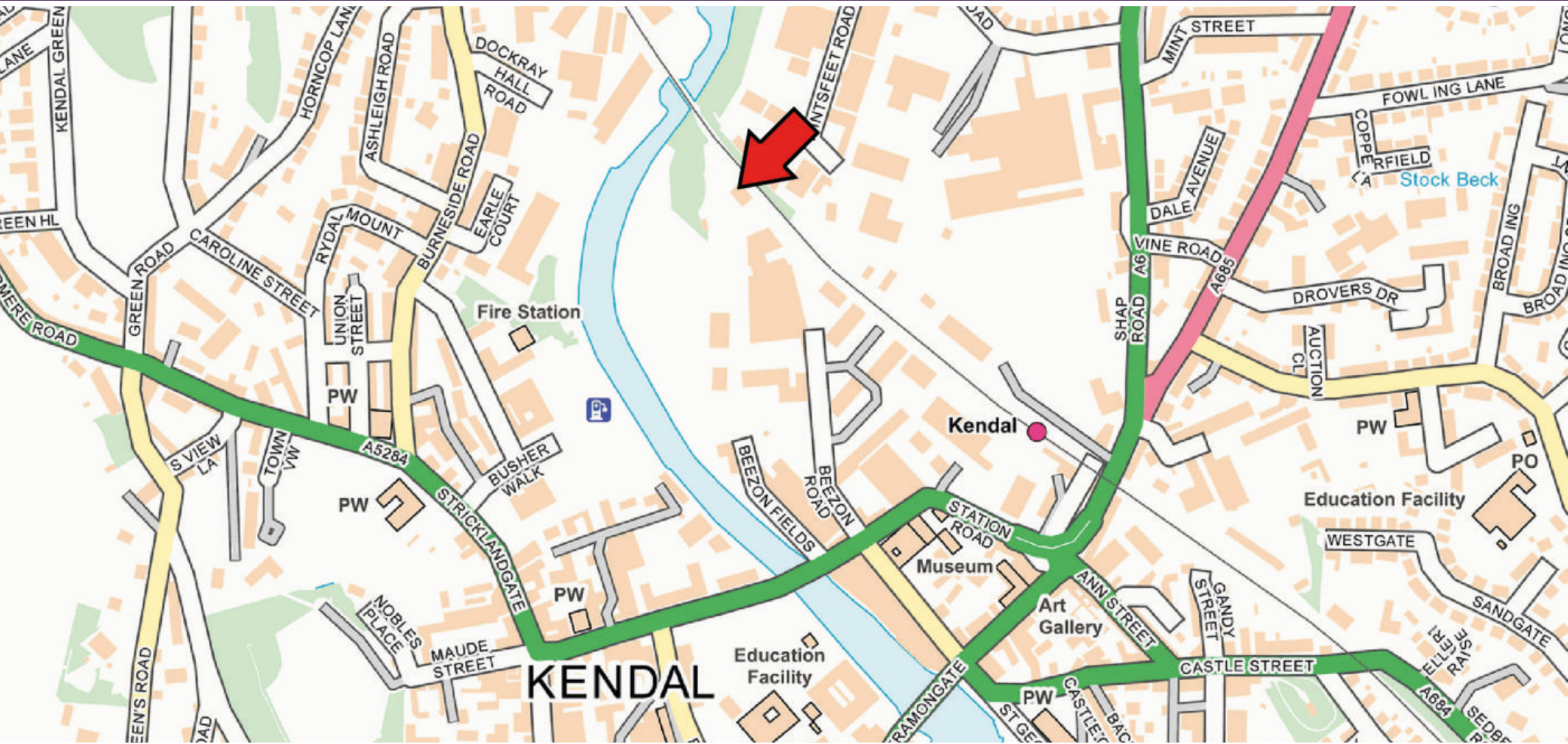
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