

Industrial

Hyde Harrington



To Let

1,133 Sq Ft

105.26 Sq M

New Build Industrial Units

Longpool

Kendal

LA9 6ER

Key Features

- Newly Constructed
- High Specification
- Parking
- High speed internet available
- £10,500 per annum plus VAT



New Build Industrial Units, Longpool , Kendal , LA9 6ER

Description

****LAST TWO NOW REMAINING****

Situated on Whinfell Business Park, off Longpool Kendal, this is a rare opportunity to let a new build high spec industrial warehouse unit. Whinfell Business Park consists of 5 newly built warehouse units each with their own private entrances, roller shutter access and parking and WC facilities.

Constructed to a high standard with a steel portal frame under an insulated paneled roof, mezzanine and concrete floors to the ground floor.

Units 2 & 3 remaining.

Location

Situated on Whinfell Business Park, Kendal. This is a new development and offers an excellent location just off Longpool. Set within a peaceful area back from the main road, the Park offers views over Kendal Cricket Club. Kendal's railway station is within a 2 minute walk and J36 of the motorway is approximately 8 miles to the south.

Accommodation

	Sq Ft	Sq M
Unit 2 GIA	1133	105.26
Unit 3 GIA	1133	105.26
Total	2266	210.52

Services

We understand the units are fitted with main water and electricity.

Terms

The units are available to let on full repairing and insuring terms for a period of years to be agreed at an asking rent of £10,500 per annum plus VAT.

A variable annual service charge to be levied to cover the maintenance and repair of common areas.

EPC

Energy Performance Asset Rating: TBC

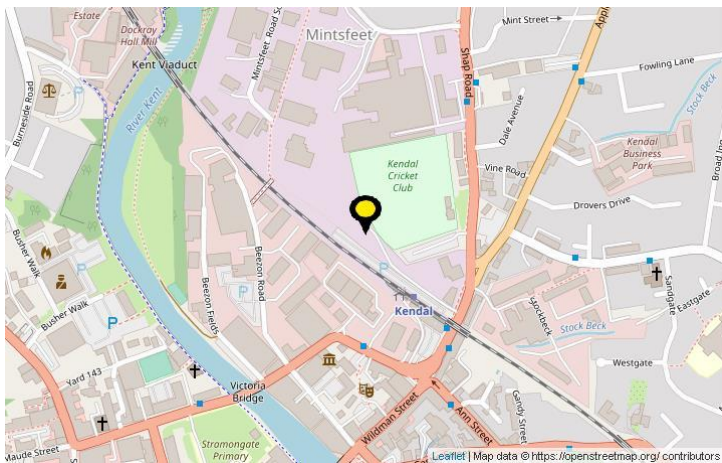
Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

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Hyde Harrington

Viewing and further information:

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.