

TO LET

UNIT C

MAIN LINE INDUSTRIAL ESTATE MILNTHORPE, NR KENDAL LA7 7LR



WAREHOUSE/WORKSHOP UNIT WITH FIRST FLOOR OFFICES

15,863 sq ft (1,473.84 sq m)

LOCATION

Main Line Industrial Estate is the strategic employment site for South Lakeland; it is located approximately three miles from Junction 36 of the M6 motorway, one mile from the village of Milnthorpe, eight miles south of Kendal and fifteen miles north of Lancaster.

The Manchester and Merseyside conurbations are within one and a half hours drive and Carlisle and the Borders within one hour. Manchester International Airport is sixty five miles away and there are Intercity west coast main line railway stations at Oxenholme and Lancaster.

Unit C is shown edged red on the attached site plan.

DESCRIPTION

Unit C is a mid-terraced industrial unit of steel portal frame construction with full height brick infill walls with a mono pitched profile metal clad roof over. The unit has a clear internal eaves height of 4.67m rising to 5.75m. Vehicular access is via a large single steel roller shutter door .

Unit C has recently undergone an internal refurbishment including provision of new LED warehouse lighting throughout along with redecoration of the warehouse walls. An internal staircase has also been installed which links **Unit C** with first floor office and ancillary space within the adjacent Unit J. This provides largely open plan space together with four private offices along with Male and Female WCs.

Externally there is a concrete surfaced circulation and parking area immediately in front of the property, coloured green on the site plan. An opportunity also exists to provide additional parking/yard areas immediately adjacent to the rear of **Unit C**.

ACCOMMODATION

Gross Internal Area 15,863 sq ft (1,473.8 sq m)

Comprising of

Industrial Workshop/ Warehouse Space 13,353 sq ft (1,240.5 sq m)

First Floor Office & Ancillary Space 2,510 sq ft (233.3 sq m)

RATEABLE VALUE

Once the refurbishment works are complete the property will need to re-assessed for Business Rates purposes. At present there are two separate Rateable Values for the individual parts:

The Valuation Office Agency website specifies that **Unit C** has a 2017 Rateable Value of £31,000 and **Unit J (First Floor)** has a 2017 Rateable Value of £13,750.

The national non-domestic rate for the current (2020/ 2021) rate year is 49.9p in the £.

LEASE TERMS

Unit C is available to let on a new full repairing and insuring basis for a term of not less than 3 years or multiples thereof, with 3 yearly rent reviews. Rent **£60,000 per annum** exclusive, payable quarterly in advance.

SERVICE CHARGE

The lease will contain a service charge provision to cover the cost of everyday services enjoyed by all the occupiers on the estate.

VAT

All licence fees, rents, service charges and other payments to the Landlord will be subject to VAT at the standard rate.

COSTS

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs in preparing the lease and counterpart.

VIEWING

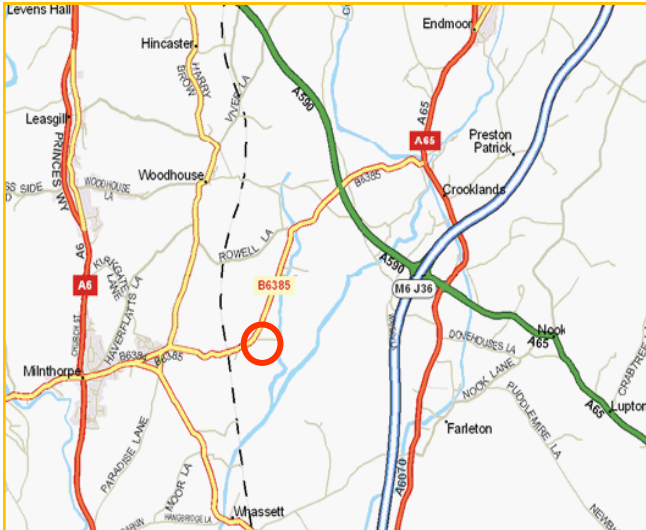
For further information or to arrange a viewing please contact:

Richard Percival

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Details Updated: January 2021

Main Line Industrial Estate



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