

**TO LET**

**DETACHED MODERN WAREHOUSE WITH YARD**

**UNIT N MAINLINE INDUSTRIAL ESTATE  
MILNTHORPE, nr KENDAL, LA7 7LR**



**12,080 sq ft (1,122.2 sq m) with potential to expand**

- Single span steel portal frame. Clear Eaves height 6m
- 3 no. 4.8m x 5m electrically operated loading doors
- Floor loading 30 kN/sq m
- Three phase electrical supply
- Good Sized concrete surfaced yard
- 1,450 sq ft (134.7 sq m) Office and ancillary

**TO LET ON NEW FRI LEASE TERMS**

**RENT £81,500pa**



Regulated by RICS

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Warwick Road, Carlisle CA1 2BT

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## 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. As shown circled red on the attached location plans.

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 West Coast main line railway stations at Oxenholme and Lancaster.

**Unit N** is shown edged red on the attached Estate plan.

## DESCRIPTION

**Unit N** is a modern detached single span warehouse of steel portal frame construction with a clear eaves height of 6m. It benefits from good quality single storey office and ancillary accommodation, with ample car parking adjacent.

Externally, the property has a good sized concrete surfaced service yard providing excellent circulation space as well as offering direct vehicular access via 3 no. electrically operated level loading doors.

## ACCOMMODATION

<b>Total GIA</b>	<b>12,080 sq ft</b>	<b>(1,122.2 sq m)</b>
Warehouse	10,630 sq ft	( 987.5 sq m)
Ground Floor Office (Mezzanine Storage Above)	1,450 sq ft	( 134.7 sq m)

## ENERGY PERFORMANCE CERTIFICATE

**Unit N** has an Energy Asset Rating of D -76

## RATING ASSESSMENT

The VOA website describes **Unit N** as Warehouse & Premises with a 2017 Rateable Value of £39,250. The small business rate multiplier in the £ for the current (2021/2022) rate year is 49.9p.

## LEASE TERMS

**Unit N** is available To Let by way of a new full repairing and insuring lease for a minimum term of 5 years or multiples thereof, subject to 5 yearly rent reviews, at a rent of **£81,500 per annum** exclusive.

## SERVICE CHARGE

The lease will contain provisions for a service charge to cover the cost of common services provided to all the occupiers across the estate.

## VAT

All rent, service charge and other payments to the landlord will be subject to VAT at the standard rate.

## COSTS

Each party to be responsible for their own costs in connection with any letting.

## VIEWING

By appointment through the sole agents, Carigiet Cowen.

Contact - Richard Percival      Tel: 01228 635006.      Email: [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

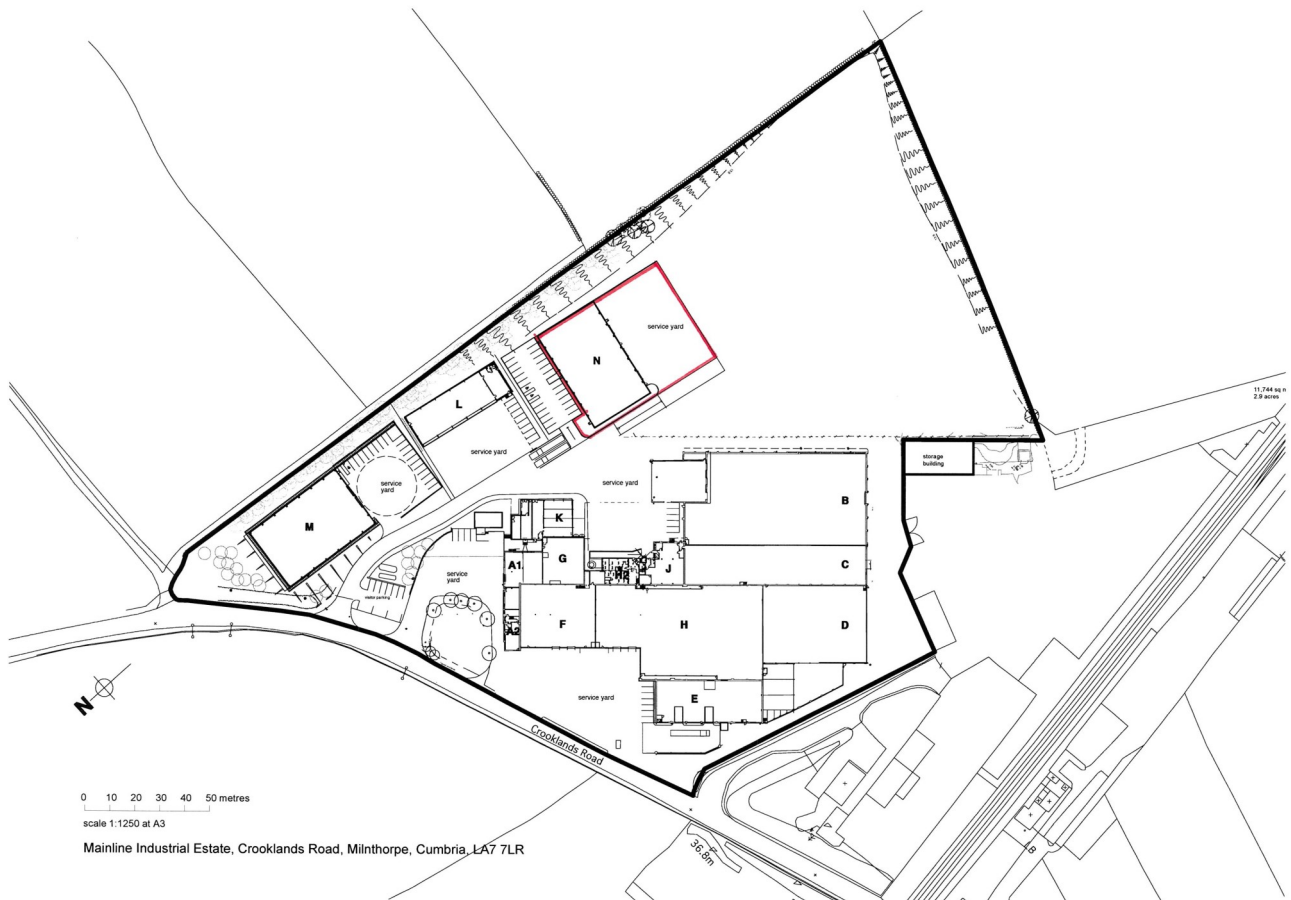
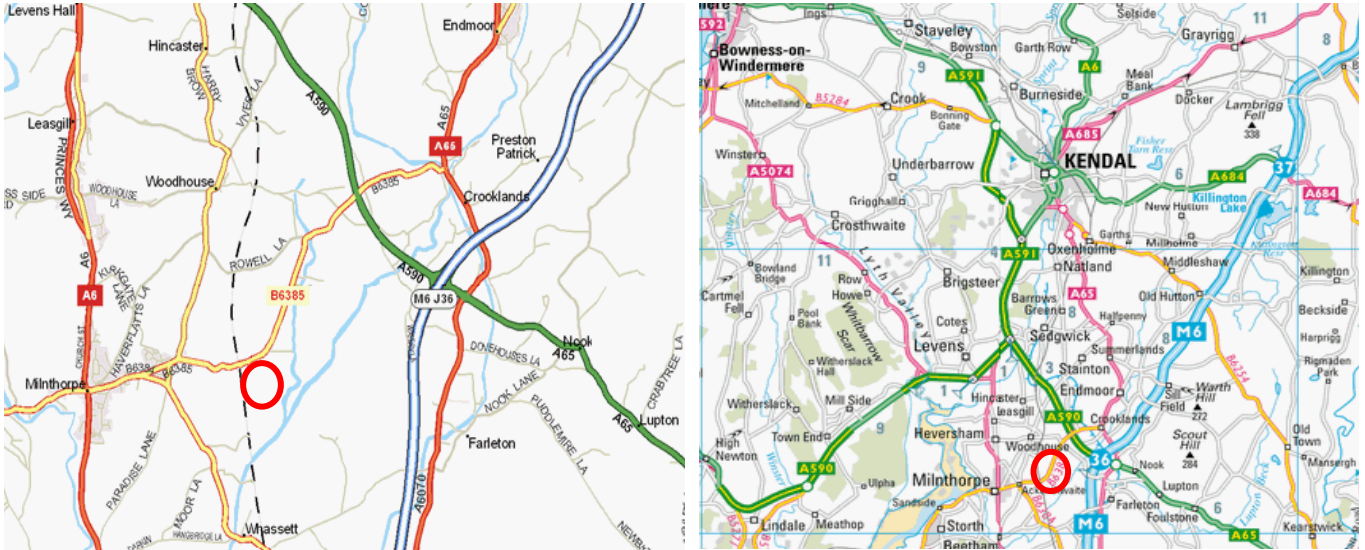
**Details prepared : May 2021**

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.



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