

5252/RP

TO LET

UNIT A1

MAIN LINE INDUSTRIAL ESTATE
MILNTHORPE, NR KENDAL
LA7 7LR

WORKSHOP/WAREHOUSE WITH
FIRST FLOOR OFFICE

4,713 sq ft (437.8 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 West Coast main line railway stations at Oxenholme and Lancaster.

Unit A1 is shown shaded red on the attached Estate plan.

DESCRIPTION

Located at the front of the Estate, **Unit A1** is a semi-detached unit providing warehouse/workshop accessed via a single roller shutter door, together with further ancillary space at ground floor level and an extensive suite of first floor office accommodation.

Externally there is a concrete yard/ circulation area with ample car parking.

ACCOMMODATION

Total GIA	4,713 sq ft	(437.80 sq m)
Workshop/Warehouse	2,650 sq ft	(246.20 sq m)
Ancillary	446 sq ft	(41.40 sq m)
First Floor Office	1,617 sq ft	(150.20 sq m)

ENERGY PERFORMANCE CERTIFICATE

Unit A1 has an Energy Performance Rating of E -116

RATING ASSESSMENT

The VOA website describes **Unit A1** as Workshop & Premises with a 2017 Rateable Value of £13,250.

The small business rate multiplier in the £ for the current (2020/2021) Rate Year is 49.9p.

LEASE TERMS

Unit A1 is available To Let by way of a new full repairing and insuring lease for a term of 5 years or multiples thereof, subject to 5 yearly rent reviews, at a rent of **£19,950 pa** exclusive.

SERVICE CHARGE

The lease will contain provisions for a service charge to cover the cost of everyday 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.

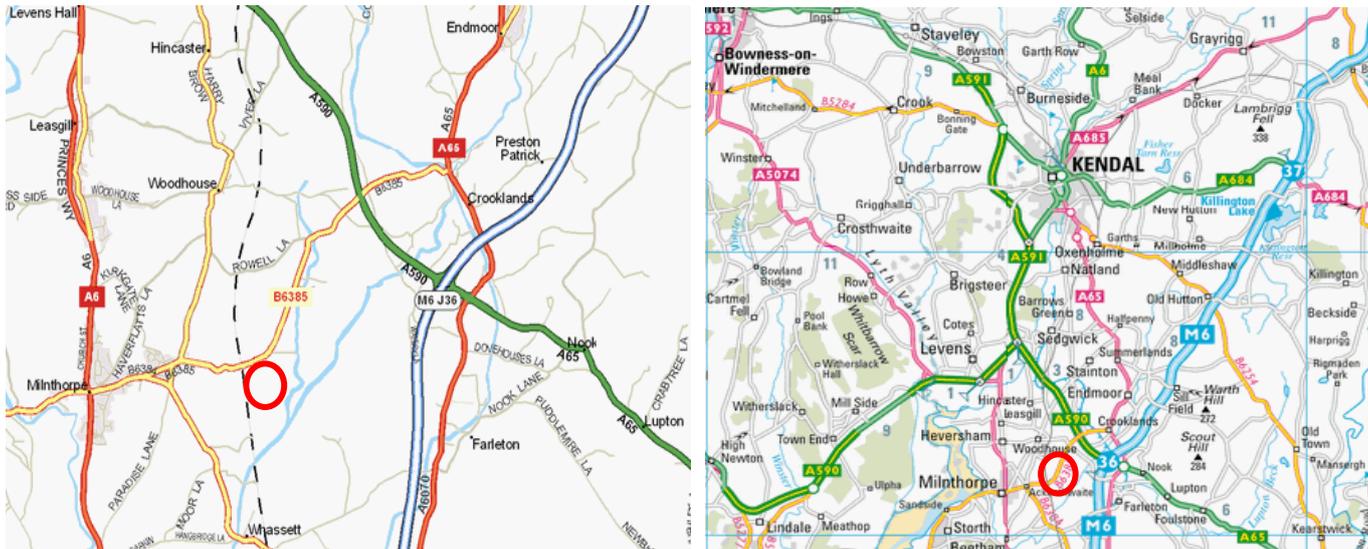
Contact **Richard Percival**.

Tel: 01228 635006.

Email: rpercival@carigietcowen.co.uk

Details Revised: November 2020

Carigiet Cowen



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