

Warehouse Premises To Let

Unit 2 Dockray Hall Mill
Dockray Hall Industrial Estate
Kendal
Cumbria
LA9 4RU

Edwin
Thompson



- Self-contained warehouse unit on an established trading estate, close to Kendal town centre
- Gross Internal Area – 264.83m² (2,851 sq ft)
- Dedicated car parking/loading yard

Rental - £16,000 per annum exclusive

Ref L1163

97 Stricklandgate
Kendal
Cumbria
LA9 4RA

T: 01539 769790
E: kendal@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



LOCATION

The premises are situated at Dockray Hall Industrial Estate, accessed from Dockray Hall Road, which leads from Burneside Road in the north of Kendal, Cumbria in the North West of England.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundary 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. 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.

Kendal provides a lively town centre which benefits from local and tourism trade from the Lake District National Park with a good mix of local, regional and national retailers and leisure outlets. The town has a Marks and Spencer, Booths Supermarket and a Tesco Metro in the centre and Morrisons, Asda, Aldi and a Sainsbury's out of town. As well as all year-round tourism, Kendal benefits from a number of festivals and events which revolve around outdoor activities, including walking festivals, mountain festivals, wool gathering events, a comic festival and food and drink markets.

Dockray Hall Industrial Estate together with the adjacent Dockray Hall Trading Estate is an established commercial location with occupiers including Kendal Quality Carpets, Planet South Lakes Windows, Kendal Office Equipment, Andrew Porter Limited, City Electrical Factors, Edmondsons Furniture Warehouse, Castle Taxis and Thai Kitchen in Lakeland.

From Dockray Hall Road, Burneside Road travels south where it meets the A5284 Windermere Road, approximately 200 metres away which in turn provides access into Kendal town centre, approximately 500 metres to the south and Windermere Road also travels northwest to the A591 providing access to Windermere, approximately 8 miles away and to Junction 36 of the M6 motorway, circa 8 miles away.

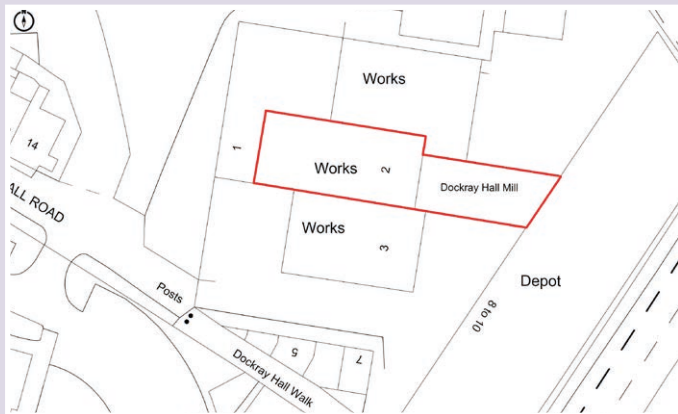
The A5284 connects with the A6 Sandes Avenue/Station Road which travels east where it meets up with Shap Road approximately 1 mile away and providing access to the northern outskirts of Kendal which includes a number of commercial estates, South Lakeland Retail Park and residential suburbs and also connects back to Wildman Street and the Kendal one-route system into the south western area of the town centre.

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

DESCRIPTION

The property is a single-storey mid-terrace warehouse premises, constructed in predominantly stone underneath a northlight roof and incorporating a steel roller shutter vehicle entrance and separate UPVC pedestrian door.

Internally, the accommodation comprises open plan workshop space, a tea point and separate offices. The accommodation has exposed concrete flooring, painted stone walls, strip fluorescent lighting and a minimum eaves height of 3.34m.



The offices are fitted out with wood effect laminate flooring, plaster painted walls and ceilings, strip fluorescent lighting and there is an adjacent WC.

Externally, the front yard is laid in a mixture of gravelled hardstanding and tarmacadam and the steel roller shutter entrance has a width of 2.88m and height of 2.72m.

ACCOMMODATION

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

Ground Floor/Total 264.83m² (2,851 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 £16,000 per annum exclusive.

RATEABLE VALUE

The property has a current Rateable Value of £5,600 and therefore occupiers may benefit from small business rate relief subject to the qualifying criteria.

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

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of D99. A copy of the certificate is available to download from the Edwin Thompson website or upon application.

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:

John Haley – j.haley@edwin-thompson.co.uk

Suzie Barron – s.barron@edwin-thompson.co.uk

Tel: 01539 769790

www.edwinthompson.co.uk



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor 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 intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in November 2021

Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.