

Industrial

Hyde Harrington



To Let

635 Sq Ft

58.99 Sq M

Unit 16
Dockray Hall Trading Estate
Kendal
LA9 4RU

Key Features

- Newly constructed
- Roller shutter access
- High specification
- Rare opportunity
- £8500 pa plus VAT

Unit 16, Dockray Hall Trading Estate, Kendal , LA9 4RU

Description

This newly constructed industrial unit is situated on Dockray Hall Mill Trading Estate set within a development of similar units. Built to a high specification with roller shutter door and separate access door to the front elevation that both lead through to a clear internal area.

The property is of traditional construction utilising a steel portal frame with internal block elevations to approximately 2.25m and with insulated profile sheeting above. The roof is pitched and again clad with insulated profile sheeting. Floors are solid concrete. External blockwork is finished to a pebbledash render.

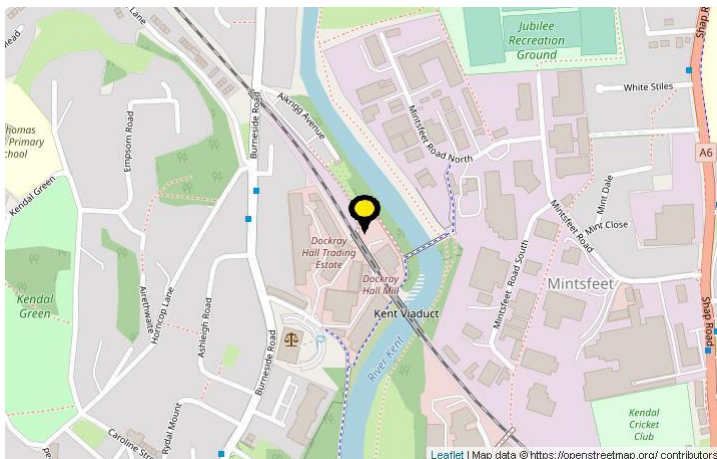
The properties are connected with mains water and electricity and services are laid on for future WC facilities installation. Maximum eaves height is 5.9m to the underside of the steel frame.

To the front of the units is an area of concrete yard that is suitable for one vehicle. At the end of the access road is an area of hard standing for use as a communal parking area for the occupants of the units.

Location

The property is located on Dockray Hall Trading Estate approximately 1 mile to the north of the market town of Kendal. Dockray Hall Trading Estate is a well-established employment area with numerous local covenant tenants.

The subject property forms part of a new, recently completed development of 8 industrial workshop/warehouse units on land to the north of the established trading estate and to the immediate west of the River Kent.



Accommodation

	Sq Ft	Sq M
GIA	635	58.99
Total	635	58.99

Services

The property is connected with main water and gas.

Terms

The unit is available to let by way of a full repairing and insuring lease for a term of years to be agreed at an asking rent of £8500 per annum plus VAT.

EPC

Energy Performance Asset Rating: C

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.