

Industrial

Hyde Harrington



To Let

Unit 3e
Shap Road
Kendal
LA9 6NZ

983 Sq Ft
91.32 Sq M

Key Features

- Excellent trading location
- Roller shutter access
- First floor office space
- £8000 per annum plus VAT



Unit 3e , Shap Road , Kendal, LA9 6NZ

Description

****AVAILABLE JANUARY 2022****

Located on the well established trading estate of Shap Road Industrial Estate. The property comprises a steel portal framed warehouse unit accessed by way of a roller shutter door together with a private access door. The unit has the benefit of office accommodation to the first floor.

There is parking available for one vehicle.

Location

The property is situated on the established Shap Road Industrial Estate, Shap Road, Kendal, adjacent to premises occupied by the NFU.

Shap Road Industrial Estate is located approximately 1.5 miles to the north of Kendal, directly adjacent to the A6 Shap Road. Junction 37 of the M6 motorway is approximately 7 miles to the east. Kendal is rail connected to the West Coast Main Line.

Accommodation

	Sq Ft	Sq M
GIA	983	91.32
Total	983	91.32

Services

We understand the property is connected to mains water, electricity and gas



Terms

The property is available to let on a new lease on a full repairing and insuring basis at an asking rent of £8000 plus VAT for a term of years to be agreed. ***Available Jan 2022***

EPC

Energy Performance Asset Rating: E

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.

File Ref: 11281K Details prepared October 2021

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.