

# MODERN WAREHOUSE PREMISES TO LET

Unit 1A Kendal Business Park  
Appleby Road  
Kendal  
Cumbria  
LA9 6EW

Edwin  
Thompson



- Modern warehouse building/showroom situated on an established trading estate
- Gross Internal Area of 174.78m<sup>2</sup> (1,881 sq ft)
- Dedicated car parking and secure yard area

Rental - £18,000 per annum exclusive

Ref: H1302

97 Stricklandgate  
Kendal  
Cumbria  
LA9 4RA

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

# Edwin Thompson



## LOCATION

The property is situated on Kendal Business Park which is an established trading estate off Appleby Road within the northern area of the market town of Kendal, South Cumbria in the North West England.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundaries 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 and the gateway to the Lakes which has recently gained World Heritage status. 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.

Oxenholme Train Station which is situated on the West Coast main railway line is located 4 miles to the southeast providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

The A685 Appleby Road connects to the A6 Shap road, approximately 100 metres to the southwest, providing a direct route south into Kendal town centre and on to Junction 36 of the M6, 8 miles away. The A6 travels north to a number of commercial estates including Mintsfeet Trading Estate, Shap Road Industrial Estate, Lake District Business Park and South Lakeland Retail Park where there are a range of retail services including Morrison's and Sainsbury supermarkets. The A6 continues north to Junction 39 of the M6, circa 15 miles away.

Kendal Business Park is a popular commercial estate providing a mixture of warehouse and trade counter properties and being made up of local and regional occupiers, including Andrew Porter Storage, Penningtons Tea and Coffee, Signs by Design, Creamline Dairies, PWA Commercials Van Sales and MOT centre, Car Clinic and the next door unit is occupied by Alexander & Sancto bathrooms.

## DESCRIPTION

The property comprises a single storey warehouse/showroom that is of steel portal frame construction with part block (rendered, pebble dashed and painted)/part profile clad elevations underneath a multi-pitched profile clad roof and have UPVC double glazed windows and pedestrian door.

Internally, the building is fitted out as a fire showroom with a mixture of wood effect laminate and tile flooring, suspended ceiling with LED panel lighting as well as some recessed spotlighting, plaster painted walls and will have a new kitchenette and WC as part of the letting. An area of mezzanine storage may also be available, further details on application.

Externally, there is car parking to the front and a secure yard accessed via steel double gates with perimeter masonry walling.

## ACCOMMODATION

The unit provides the following approximate gross internal area:

Ground Floor/Total                      174.78m<sup>2</sup>                      (1,881 sq ft)

\* Mezzanine storage of approximately 74.60m<sup>2</sup> (803 sq ft) may also be available.

## SERVICES

The premises have mains electricity, water and mains drainage.

## TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £18,000 per annum exclusive.

## RATEABLE VALUE

The property has a Rateable Value effective from 1 April 2023 of £14,250 and is described as a showroom and premises with estimated rates payable for the year 2023/2024 of £7,296 per annum.

Small business taper relief may be available to qualifying occupiers and prospective tenants should make their own enquiries direct to the Business Rates Department at South Lakeland District Council – Tel: 01539 733 333.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an Energy Efficiency Rating of B41, a copy of the certificate is available to download from the Edwin Thompson website or can be provided upon request.

## 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

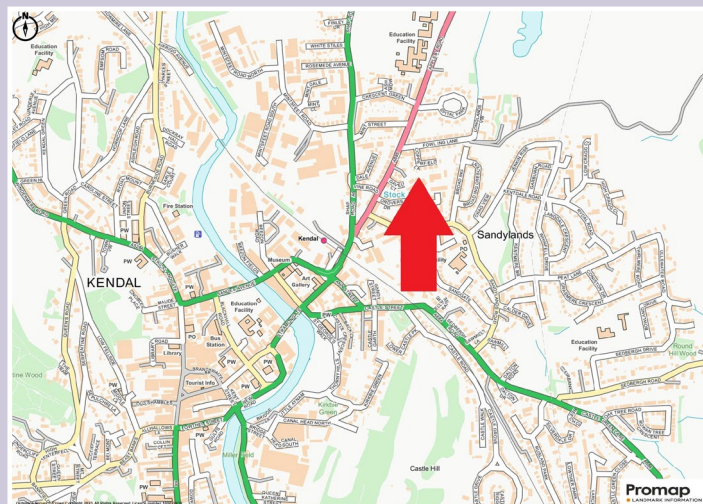
The premises are available to view by prior appointment with the Kendal office of Edwin Thompson LLP. Contact:

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

Ellie Oakley – eoakley@edwin-thompson.co.uk

Tel: 01539 769790

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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