

## To let on new lease

**Unit 16**  
**Mealbank Industrial Estate**  
**Kendal**  
**Cumbria**  
**LA8 9DL**



**Flexible accommodation suitable as industrial, storage, office and other uses subject to planning**

### Location

Mealbank Trading Estate is situated approximately 3 miles north of Kendal town centre providing quick access to both the A6 and A685, with access to the M6 Motorway being within 6 miles at Junction 37 or approximately 10 miles from Junction 38.

### Description

2-storey office building providing accommodation both open plan and smaller single offices together with wc's, shower and kitchen facilities.

### Accommodation

The property has the following approximate areas:-

Ground floor	2,734 sq ft	(254 sq m)
First floor	2,734 sq ft	(254 sq m)
<b>Total area</b>	<b>5,468 sq ft</b>	<b>(508 sq m)</b>

### Rateable Value

Rateable Value £15,750  
 UBR 47.1p (2014/25015)

### Terms

The unit is available to let on 3 year internal repairing and insuring lease or longer term subject to 3 yearly upward only rent reviews.

### Rent

£22,000 pa, exclusive of rates and VAT, payable quarterly in advance.

### Service Charge

There is a service charge levied to cover the maintenance of common parts of the estate and other landlord's services as follows:-

Insurance	£496 pa
Service charge	£702 pa

### EPC

To be provided.

### Legal Costs

The incoming tenant is to be responsible for the payment of our clients reasonable legal fees incurred in the preparation of the new lease.

### VAT

The property has been registered for VAT and VAT is therefore chargeable on the rentals.

### Viewing

Peill & Company, Tel 01539 888 000 –  
 Simon Adams dealing (simon@peill.com),  
 kendal@peill.com for viewings.



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