

DM HALL

To Let

UNIT C3 - Recently constructed warehouse unit, roller shutter & parking - £7200 pa plus VAT & service charge.

**Wilson House
Farm, Kendal
Road, Grange-
Over-Sands, LA11
6QR**



**800 sq ft
(74.32 sq m)**

- Roller Shutter and Private Access Doors
- Newly Constructed Unit
- Ready for an ingoing tenants fit out
- 800 sq ft
- £7200 per annum plus VAT and Service Charge

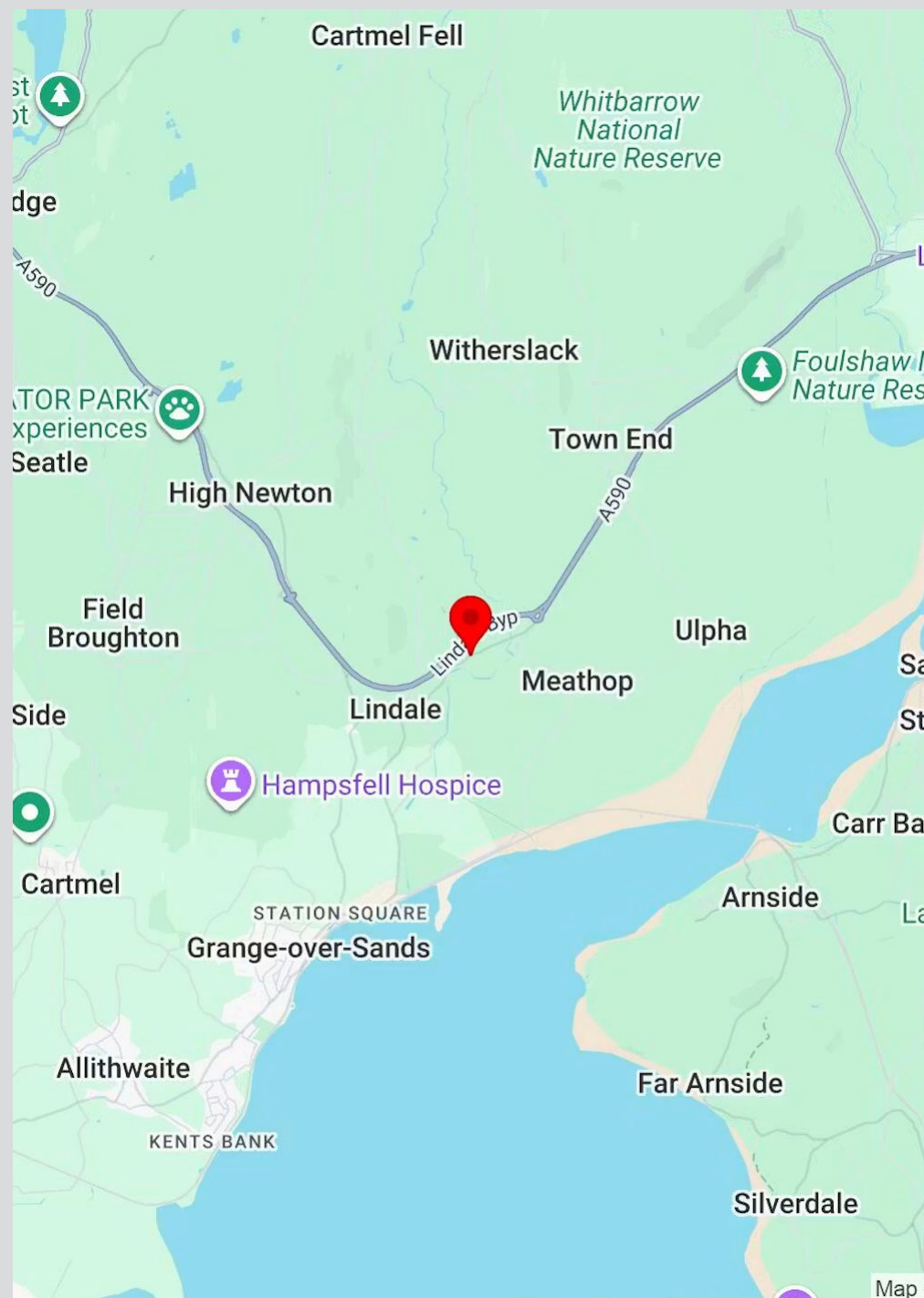
DESCRIPTION

This newly constructed industrial warehouse unit is situated on a purpose-built industrial park just off Kendal Road, Lindale. Occupying a position towards the end of a terrace of similar units, the property benefits from a full-height electric roller shutter loading door together with a separate pedestrian entrance.

Internally, the unit has been finished to a high standard and comprises blockwork walls, a painted concrete floor and energy-efficient LED lighting throughout. The premises have their own electricity meter and are currently served by a single-phase electricity supply. A three-phase supply can be installed by an incoming tenant, subject to their requirements and the necessary approvals.

The accommodation provides open-plan warehouse space, allowing occupiers flexibility to configure the premises to suit their business needs. A capped water and soil connection has also been provided, enabling welfare or kitchenette facilities to be installed if required.

Access to the site is via the entrance to Wilson House Farm over a purpose-built bridge capable of accommodating HGV traffic. The industrial park offers a private yet highly accessible location, with excellent transport links to the A590 and the wider South Lakes and Cumbria road network. The site offer ample parking.



LOCATION

Located off Kendal Road on the way into Grange over Sands, the Industrial Estate has been recently developed to offer high quality commercial warehouses. The site offers excellent accessibility to the motorway network while benefiting from a peaceful, secluded countryside setting, creating an ideal environment for a wide range of commercial occupiers.

BUILDINGS INSURANCE

Insurance for the building is paid by the landlord and recharged back to the tenant.

EPC

EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand



LEGAL COSTS

Each party to bear their own costs

VAT

Applicable. VAT is charged on the rent.

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DM HALL



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