



To Let

**Unit 18, Dockray
Hall Industrial
Estate, Dockray Hall
Road, Kendal,
Cumbria, LA9 4RU**

1,022 Sq Ft | 94.94 Sq M

Asking Rent: £10,500 per annum

- GIA 1022sq ft with Mezzanine
- Roller Shutter and Private Access
- Rare End Unit with Parking
- £10500 per annum plus VAT

Description

This recently constructed industrial unit is situated on Dockray Hall Mill Trading Estate set at the end of 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 internal storage space with the added benefit of a small mezzanine area. There is also a storage area within that could be utilised as office space if required. The property is of traditional construction utilising a steel portal frame with internal block elevations, eaves height to 4.46m 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 property is connected with 3 phase-electricity and mains water is ready to be connected. To the front of the units is an area of concrete yard that is suitable for two vehicles. Roller shutter door height/width is 3.56m x 3.52m. To the rear of the building there is an area suitable for external storage. The property also has the benefit of ducting in place in readiness for fibre broadband.

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 newly 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

Area	SO FT	SO M
Mezzanine	355.42	33.02
Ground Floor	667.15	61.98
Total	1,022	94.94

Services

We understand the property is connected with 3-phase electricity. Should any incoming tenant require water this option is offered within the property and would need to be connected.

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 £10500 per annum plus VAT

EPC

Energy Performance Asset Rating: C

Business Rates

Any incoming tenant is likely to receive small business rate relief. However own enquiries should be made to the local authority.

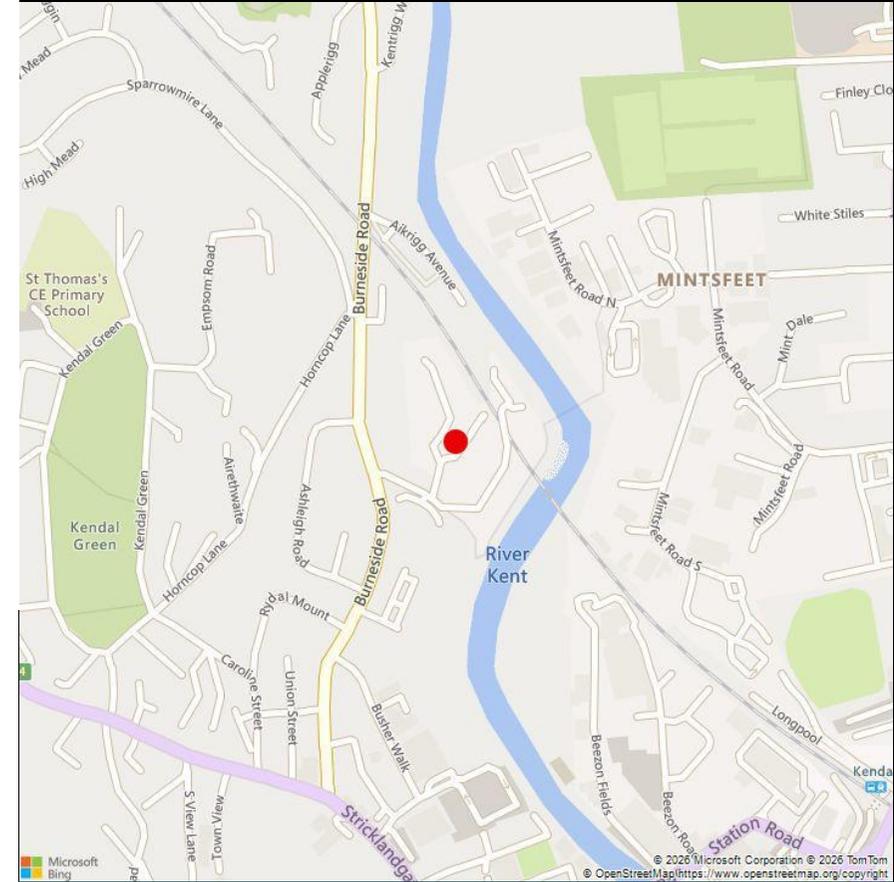
VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Money Laundering: In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed incoming tenants or purchasers.



Contact agent

Caroline Hayton

caroline.hayton@dmhall.co.uk



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 DM Hall.
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.

Call us | 01539 740500

Visit our website | www.dmhall.co.uk