

DM HALL

To Let

UNIT D5 - 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

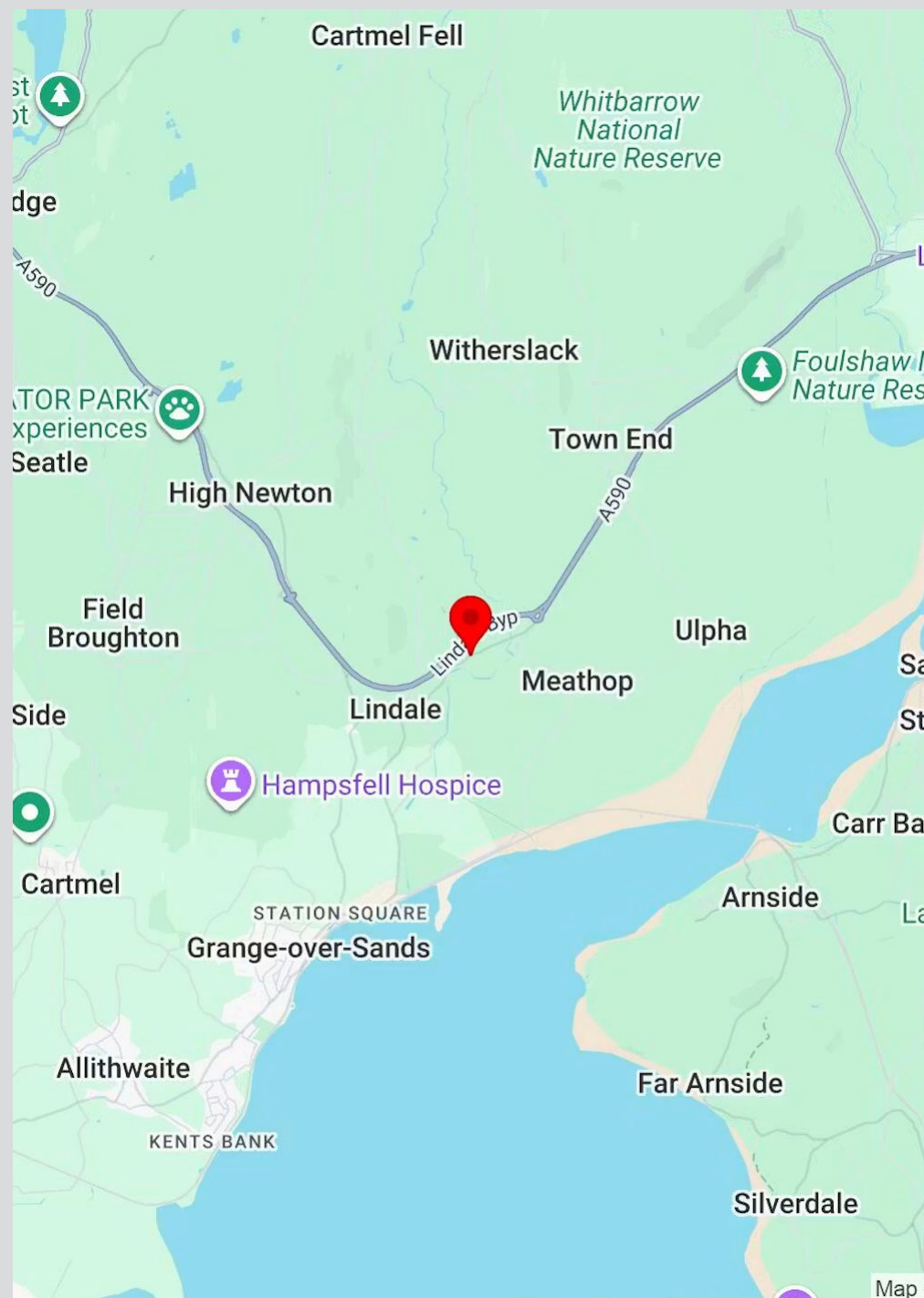
DESCRIPTION

This newly constructed industrial warehouse unit is situated on a purpose-built industrial park just off Kendal Road, Lindale. Occupying a position towards the middle 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

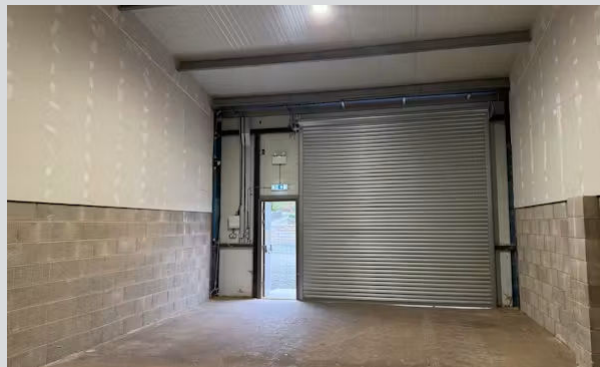
Located off Kendal Road on the way into Grange over Sands, the Industrial Estate has been recently developed to offer high quality commercial warehouses. The site offers excellent accessibility to the motorway network while benefiting from a peaceful, secluded countryside setting, creating an ideal environment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

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



LEGAL COSTS

Each party to bear their own costs

VAT

Applicable

NON-DOMESTIC RATES

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Caroline Hayton
0782 3415853
caroline.hayton@dmhall.co.uk

Suzie Barron
07384 818632
suzie.barron@dmhall.co.uk

DM Hall
36 Finkle Street
Kendal, LA9 4AB
01539 740 500

DM HALL



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: JULY 2026