DM HALL

To Let

TO LET - Workshop Unit with Office/Showroom Space 2752 sq ft with Double Access Door to Front.

Hayfellside Barn, Hayclose Lane, Kendal LA8 0AG



255.67 sq m
(2,752 sq ft)

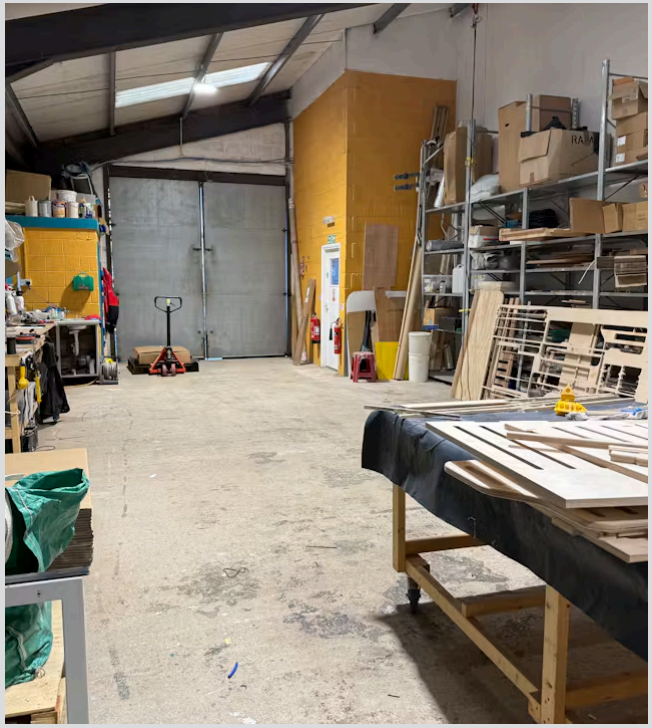
- Split Unit with Workshop & Office
- 2752 sq ft
- Double Access and Private Entrance
- Large Parking Area to the front
- £30,000 per annum

DESCRIPTION

A substantial warehouse/workshop unit incorporating modern office and showroom accommodation, offering a versatile combination of workspace, storage and customer-facing areas.
The property has been upgraded internally to provide a large open-plan office/showroom, together with an extensive workshop area and additional workshop/storage space. The accommodation has been thoughtfully subdivided, with the office space positioned to the left of a private access door and the workshop to the right, allowing the two areas to operate independently.

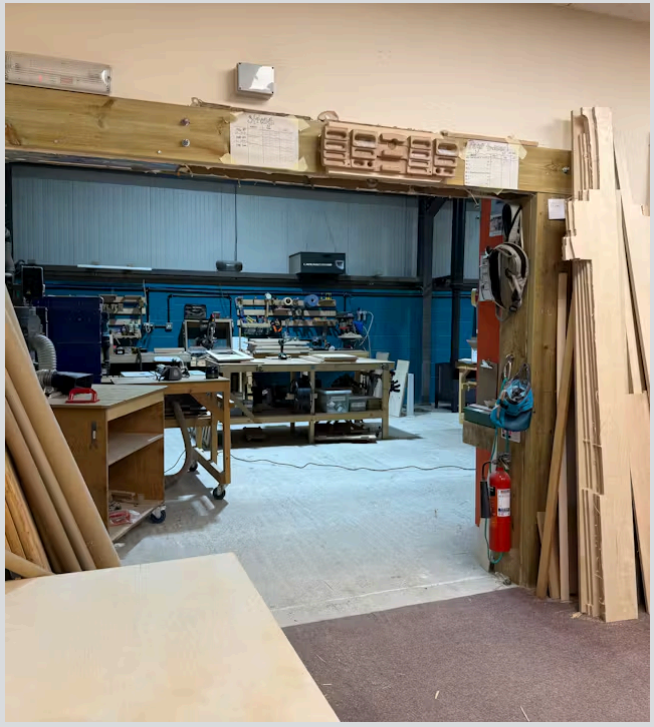
The workshop benefits from large double doors providing convenient access for deliveries and equipment, together with maximum eaves height of approximately 5.5m. The current tenant has also installed soundproofed partition walls to the rear, creating a separate workshop environment and helping to minimise noise transfer into the adjoining office space.
Further benefits include LED lighting, three-phase electricity and a Technick commercial wood-burning stove for heating. The office accommodation incorporates a large kitchen and three WC facilities, with an additional WC located within the workshop.

Externally, the property benefits from a substantial area of parking to the front, which could also offer useful yard space, subject to requirements.









LOCATION

Situated on Hayclose Lane, Old Hutton, Kendal, the property enjoys a rural setting with excellent countryside views, whilst remaining conveniently located for local transport links. Junction 37 of the M6 is approximately 4 miles away, Oxenholme Railway Station is around 1 mile away, and Kendal town centre is approximately 3 miles from the property.

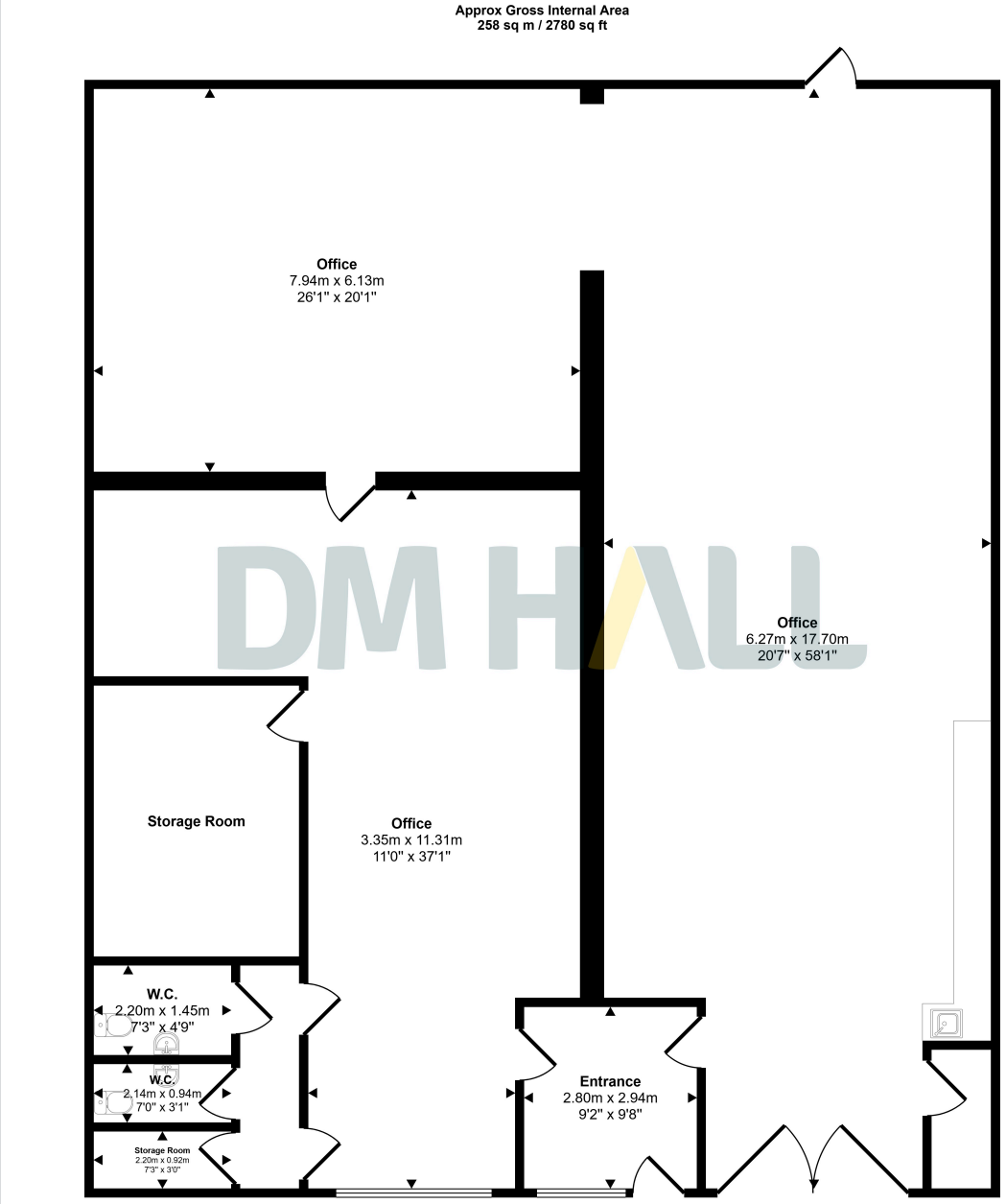
The surrounding area comprises a mix of residential properties and open fields. We understand there are no restrictions on hours of use.

EPC

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LEGAL COSTS

Each party to bear their own costs



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VAT
Not applicable

NON-DOMESTIC RATES
Rateable Value: £14,750

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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DM HALL

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