DM HALL

To Let

Industrial/Warehouse with offices and parking - £32,000 per annum



Unit 7, Parkside Business Park, Kendal LA9 7EN

354.24 sq m
(3,813 sq ft)

- Excellent Transport Links
- Roller Shutter and Private Access
- Internal offices spaces
- L Shaped full height internal storage space
- 3813 sq ft GIA

DESCRIPTION

An opportunity to lease a modern single-storey warehouse unit with integral two-storey office accommodation.

The property is of modern construction, incorporating a steel portal frame with lined and insulated profile sheet cladding. The external elevations are part rendered with profile sheet cladding above, providing an attractive and practical finish.

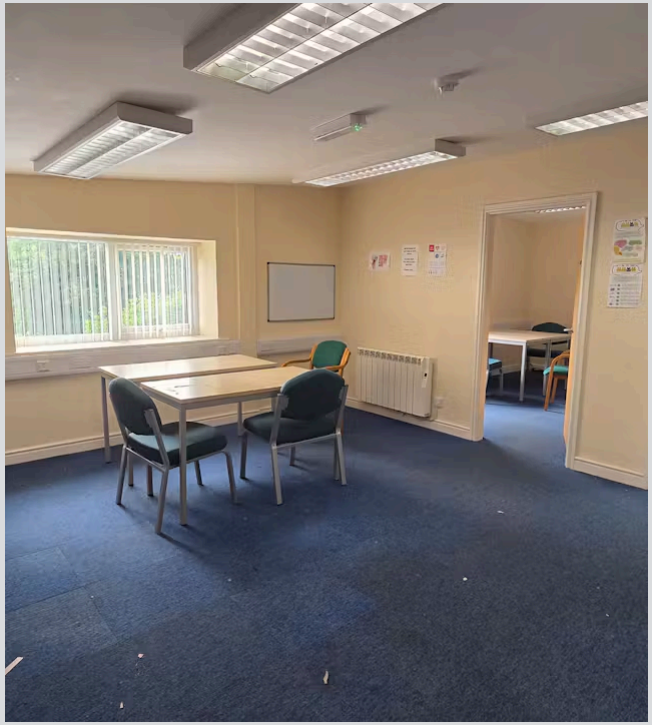
Internally, the workshop/warehouse offers excellent open-plan accommodation with a full eaves height of approximately 5 metres, making it suitable for a variety of industrial, storage and distribution uses. To the front of the property are a number of ground-floor offices, with additional office and storage accommodation situated on the first floor.

The property further benefits from a security alarm system and CCTV coverage throughout, providing enhanced security for occupiers.

Warehouse: 2502 sq ft
Offices and WC's: 1311 sq ft
Overall GIA: 3813 sq ft









LOCATION

The property is located on Parkside Business Park, to the south of Kendal, and benefits from excellent transport links to Kendal town centre and Junction 36 of the M6 motorway.

The unit forms part of a well-established industrial and business park, occupied by a range of local and regional businesses, including Kendal Judo Club, SBS and Cumbria Heating Components. The location provides a convenient and accessible base for a variety of industrial, trade counter, warehouse and office occupiers.

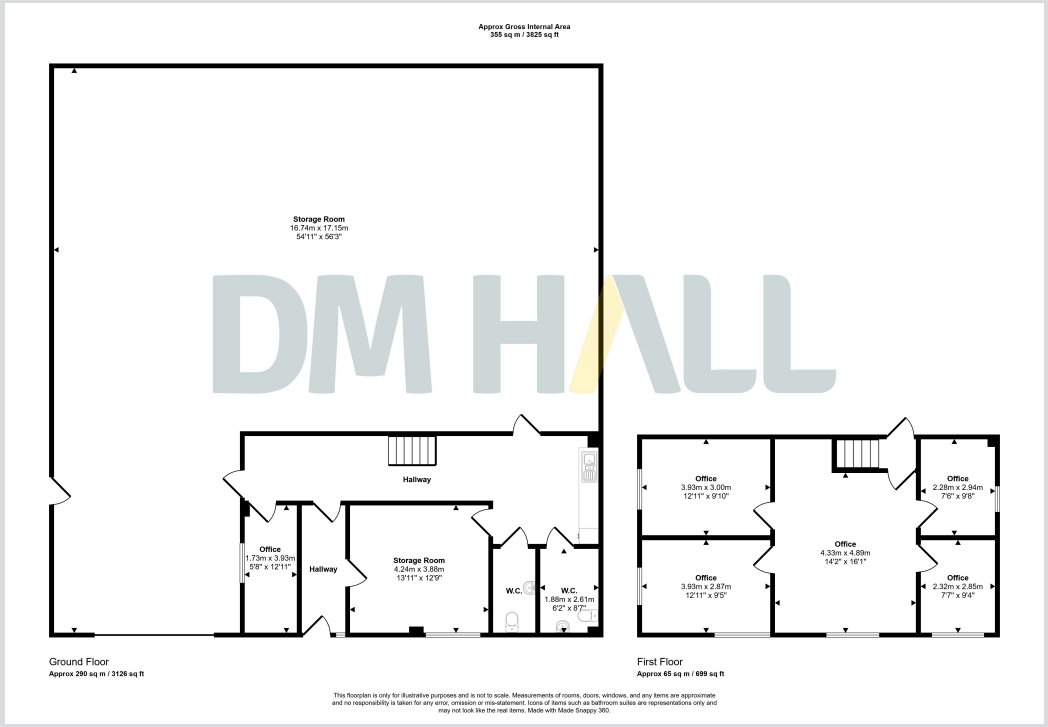
TERMS

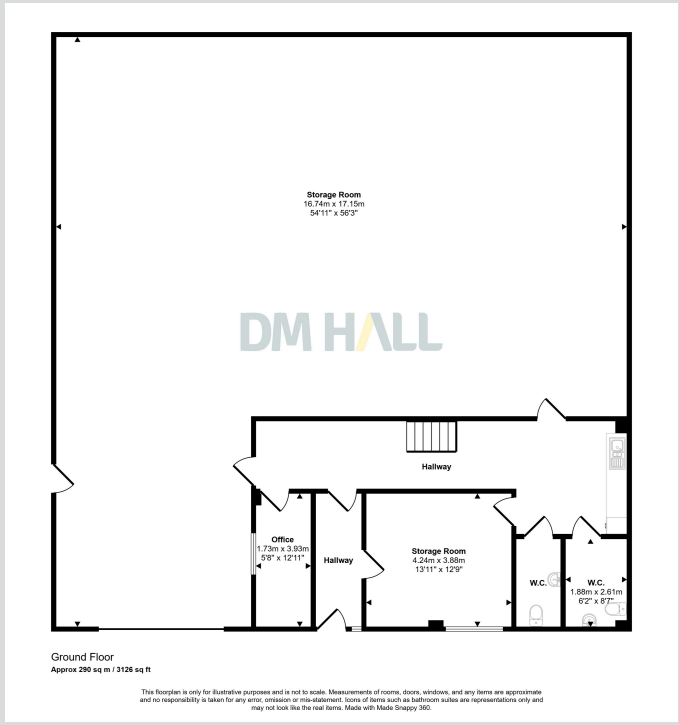
The property is available to let by way of a new Full Repairing and Insuring (FRI) lease at an asking rent of £32,000 per annum, exclusive of VAT.

Subject to the agreed lease terms and covenant strength, incentives may be available to an incoming tenant.

CAR PARKING

There are designated parking areas to the front of the property however there is further parking directly opposite, giving the property as a whole the benefit parking for around 10 vehicles.





EPC
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LEGAL COSTS
Each party to bear their own costs

VAT
Applicable

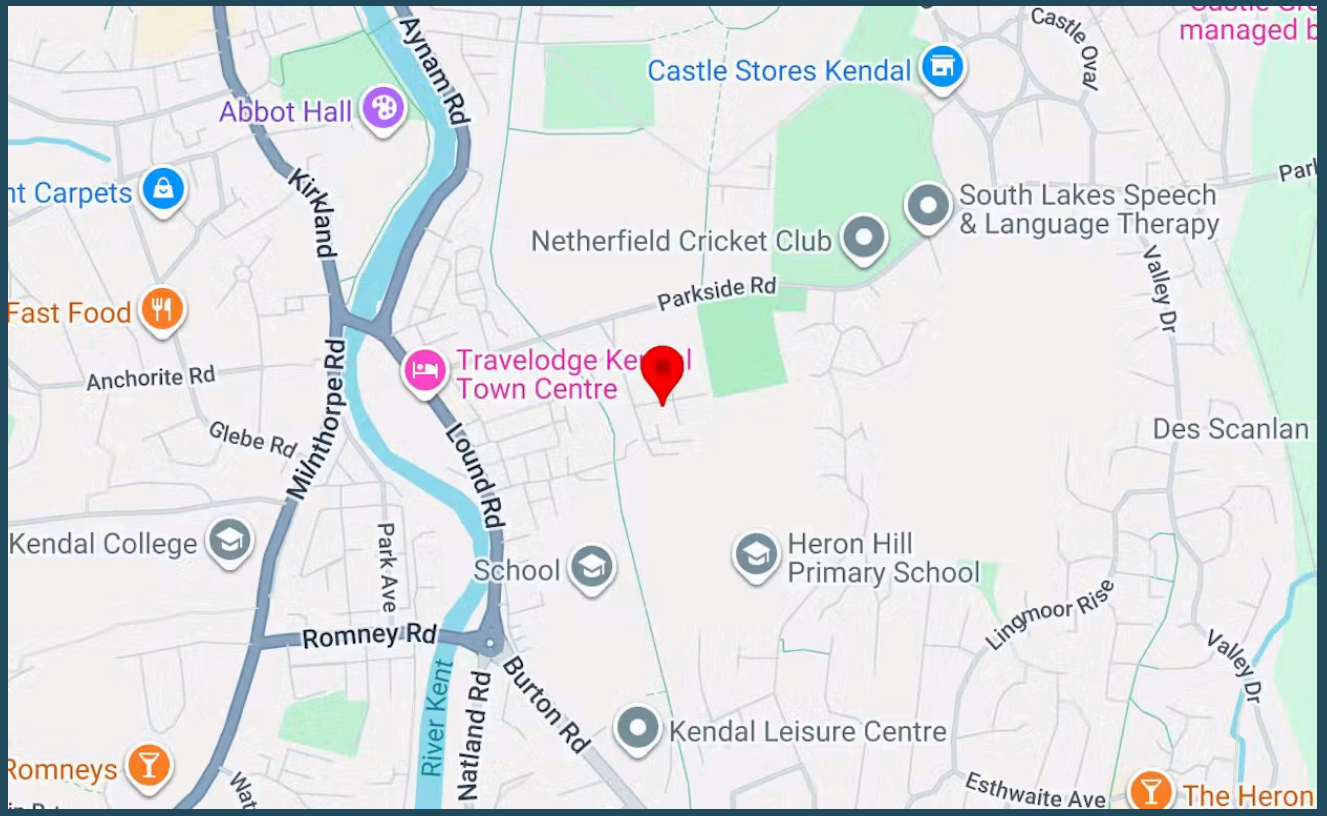
NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
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Make an enquiry

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

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

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