DM HALL

To Let

TO LET - Warehouse/Workshop with Roller Shutter and Private Access



Unit B1, Wilson House Farm, Kendal Road, Lindale LA11 6QR

182.83 sq m
(1,968 sq ft)

- Roller Shutter and Private Access
- 3 Phase Electricity
- Excellent transport links
- 1980sq ft
- £15,600 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 in Lindale, occupying a position towards the end of a terrace of similar units.

The property provides modern business premises, ideally suited to a range of industrial, storage and trade-related uses. The unit benefits from a full-height electric roller shutter loading door, providing excellent access for deliveries and loading, together with a separate pedestrian entrance.

Internally, the accommodation provides predominantly open-plan warehouse space, offering occupiers flexibility to configure the premises to suit their individual business requirements. The unit benefits from a separate internal storage area, providing useful additional storage or workspace. There is also a WC and wash hand basin. The existing internal partitioning could readily be removed, if required, to create a larger open-plan warehouse area.

The premises have their own electricity meter and are currently served by a three-phase electricity supply, making the unit suitable for a variety of commercial and industrial operations.

The combination of modern construction, flexible open-plan accommodation, dedicated loading access and three-phase electricity provides an excellent opportunity for businesses seeking e industrial premises in a convenient South Lakeland location.









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.

TERMS

The property is available to let on a new lease for a term of years to be agreed at an asking rent of £15600 per annum plus VAT and service charge.

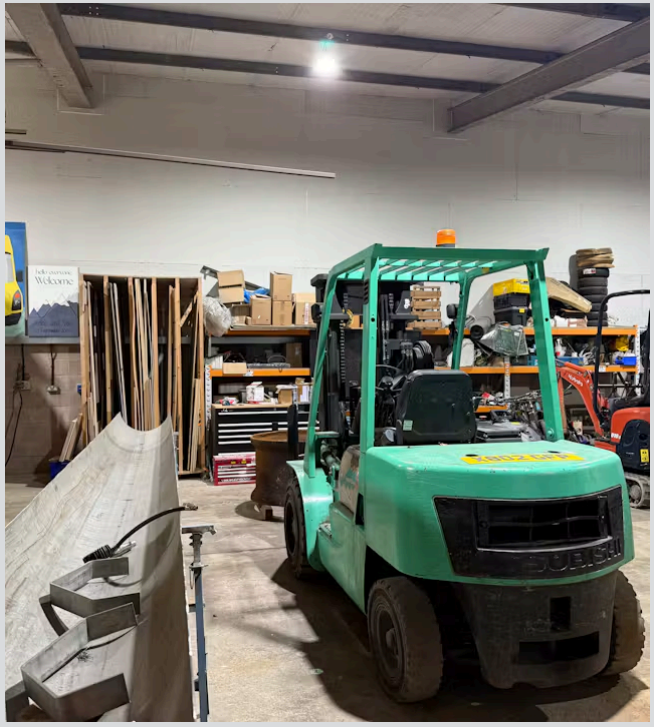
EPC

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

NON-DOMESTIC RATES

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

VIEWING & FURTHER INFORMATION

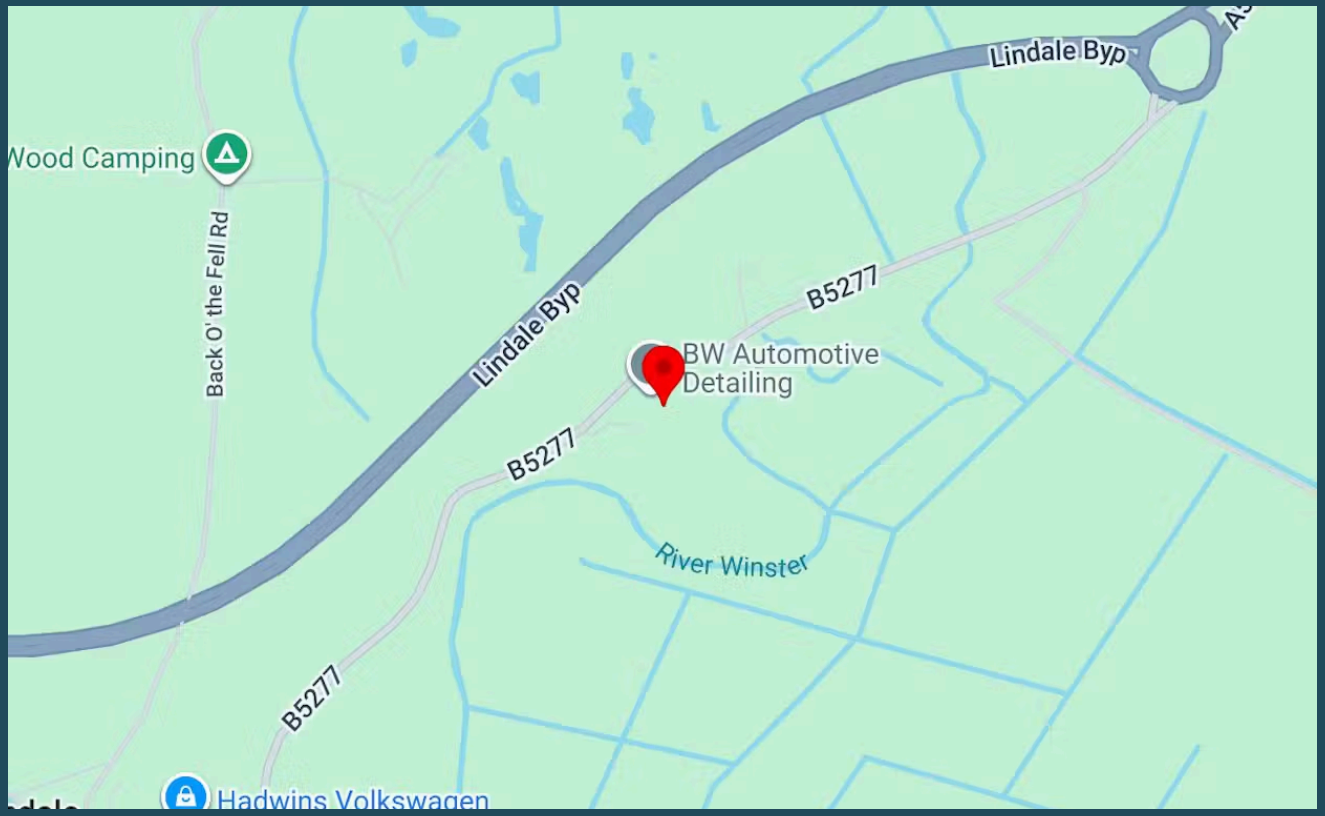
Please contact Caroline Hayton for viewings: caroline.hayton@dmhall.co.uk

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Make an enquiry

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