DM HALL

To Let

TO LET - Warehouse/Showroom Suitable for a range of uses with parking. £21,000 Per Annum



Unit 5, Kirkby Lonsdale Business Park, Kirkby Lonsdale LA6 2GT

239.88 sq m
(2,582 sq ft)

- Warehouse and Showroom Space
- Roller Shutter & Private Access
- Ground floor - 1302 Sq ft
- First floor - 1280 sq ft
- Suitable for a range of uses
- £21,000 per annum plus service charge & ground rent

DESCRIPTION

Set in a highly accessible location just off Kendal Road, on the approach to Kirkby Lonsdale, Kirkby Lonsdale Industrial Estate is a small established industrial estate comprising a couple of blocks of similar properties.

The property occupies an end-of-terrace position and benefits from both a roller shutter entrance and a separate private access door. The roller shutter provides access directly into a warehouse area, which is suitable for general storage or workshop use, while the private access door leads into an area currently configured as a reception and office space.

The property has most recently been used as a kitchen and interior design studio, together with associated office space, but offers flexibility and would be suitable for a range of alternative uses, subject to any necessary consents.

Internally the unit offers space over two floors, with good sized showroom and storage areas together with staff WC and kitchenette facilities. The property also has the benefit of parking for a number of vehicles.

We understand the property is connected to mains electricity and water.

The unit will be provided as a shell upon occupation, with all of the current tenant's fit-out and fixtures removed, providing the incoming occupier with a blank canvas to configure the space to suit their individual requirements.









LOCATION

Positioned on the A65, the main arterial route into Kirkby Lonsdale, the property benefits from excellent transport links, with easy access to Junction 36 of the M6.

The premises form part of the popular Kirkby Lonsdale Business Park development, which accommodates a diverse range of occupiers including office, showroom, and trade-based businesses.

SERVICE CHARGE/GROUND RENT

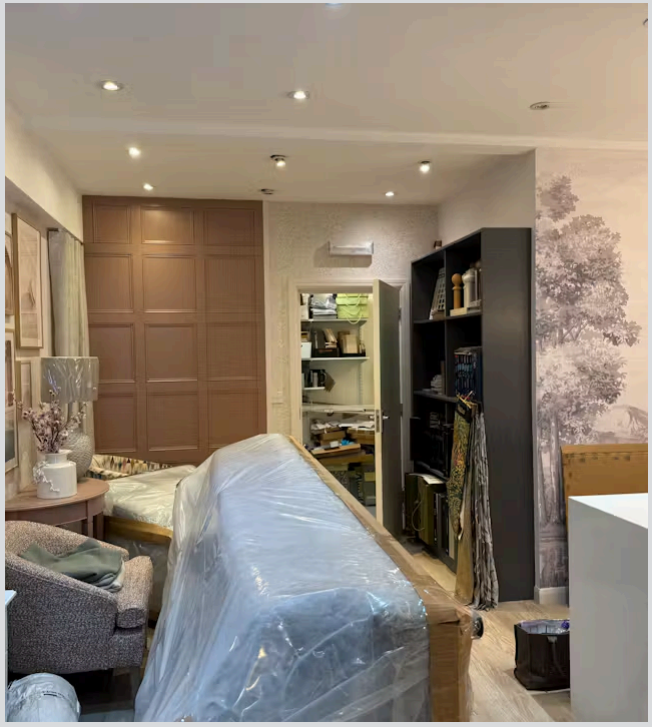
There is an annual service charge payable on the unit and further details of this are available on request, together with an annual ground rent charge of £250 plus VAT.

PRICE/TERMS

The property is available on a new full repairing lease, for a term of years to be agreed, at an asking price of £21,000 per annum. However an ingoing incentive may be for the first year of the term.









EPC

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

NON-DOMESTIC RATES

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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