



To Let

**Former Rexel Unit,
Mintsfeet Road
North, Kendal,
Cumbria, LA9 6LZ**

6,830 Sq Ft | 634.51 Sq M

£45,000 per annum exclusive

- Rare opportunity
- Excellent trading location
- Ready to go condition
- 6830 sq ft
- £45,000 per annum PLUS vat.



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Description

An extremely rare opportunity to rent a high end modern warehouse/trade counter unit on a well established trading estate. The unit is offered in excellent 'ready to go' condition with customer and industrial concertina folding doors to the front. The customer entrance leads through to a trade counter area with open office space and private office area to the rear. There is access from the trade area to the warehouse space. The warehouse offers large open place space with kitchenette area and male and female wc facilities. Stairs from the warehouse lead up to further mezzanine space (which can also be accessed via th trade area). The property comes fully fitted with up to date CCTV equipment, door heaters on entrance, and safety lighting throughout. There is currently racking throughout the property which could be left if required. Ample parking area to the front.

Location

Located on the well established trading estate of Mintsfeet Industrial Estate, situated to the north of Kendal. Mintsfeet offers an excellent trading location with a mix of commercial businesses including warehouses, offices, car showrooms and trade counter properties. Nearby occupiers include, Suzuki Kendal, Bennetts Engineering and Eurocell.

Accommodation

| Area | SO FT | SO M |
|---------------|---------|--------|
| G/f warehouse | 3971 | 368.94 |
| G/f office | 1256.48 | 116.73 |
| Mezzanine | 1602 | 148.84 |
| Total | 6,830 | 634.51 |

Services

The property is connected with mains water and electricity. Gas is not connected to the unit.

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to let on FRI terms for a number of year to be agreed. The asking price for the property is £45,000 plus VAT.

Business Rates

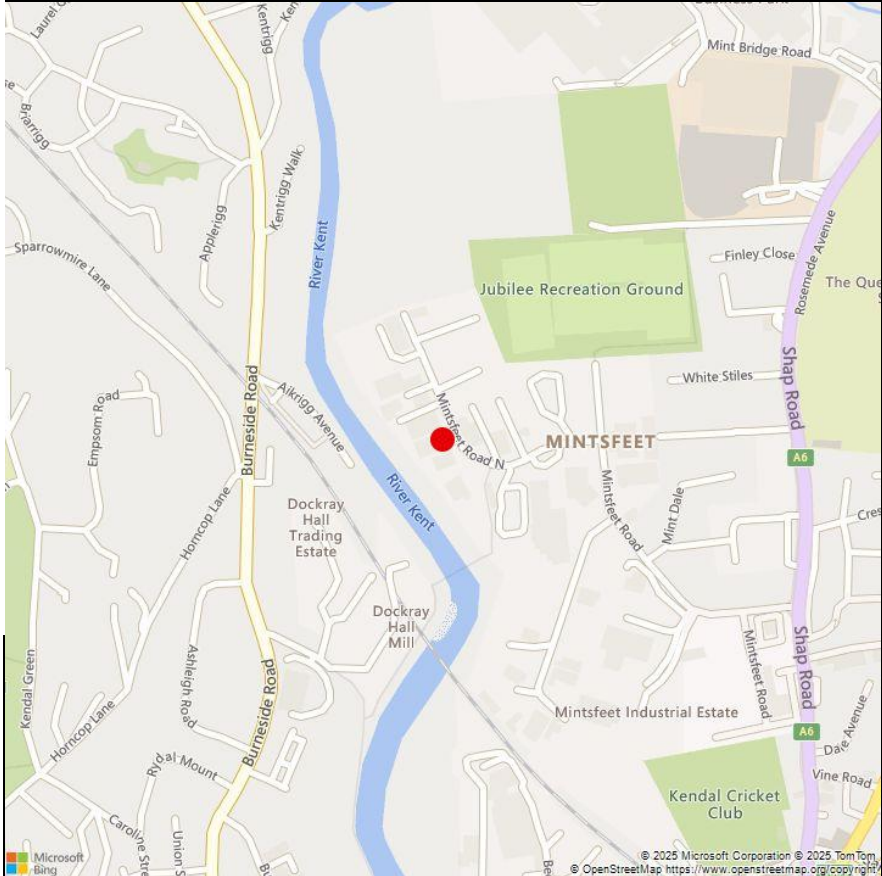
The property currently has a rateable value of £33250 in the current 2024/25 ratings list.

Money Laundering

In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Contact agent

Caroline Hayton **Suzie Barron**

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IMPORTANT NOTICE

- Whilst every care has been taken in the preparation of these particulars, all interested parties should note:
1. The description and photographs are for guidance only and are not a complete representation of the property.
 2. Plans are not to scale, are for guidance only and do not form part of any contract.
 3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
 4. No survey of any part of the property has been carried out by the vendor or DM Hall.
 5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
 6. Only those items referred to in the text of the particulars are included.
 7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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CHARTERED SURVEYORS



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