



## To Let

### Unit 1c, Mealbank Mill Industrial Estate, Mealbank, Kendal, Cumbria, LA8 9DL

14,855 Sq Ft | 1,380.03 Sq M

£59,000 per annum exclusive

- Large Warehouse on established trading estate
- Dedicated parking for around 10 vehicles
- Service charge approx: 0.25p per sq ft to include water
- £59,000 per annum exclusive (£4.00 per sq ft) plus VAT

## Description

The property comprises a detached high-bay warehouse that is of single-storey brick construction and around a steel portal frame and underneath a multi-pitched insulated profile clad roof that incorporates translucent roof lights. Internally, the accommodation provides open plan warehousing with solid concrete flooring and racked out with steel storage shelving, having most recently been occupied by Clarks Shoes and Hayes as a distribution centre. The minimum eaves height is approximately 5.44 metres rising to 8.04 metres at the apex of the steel frame and the unit benefits from modern LED warehouse lighting. Electric steel roller shutter doors (3.01m H x 2.84m W) and with an external drop of 1.03 metre underneath a covered canopy. The property has now been split into 3 separate units. Externally there is a tarmacadam yard to the front secured by steel balustrade fencing and double vehicle gates.

## Location

Mealbank Trading Estate is an established commercial development around two miles to the north east of the market town of Kendal. The attractive rural location and hamlet benefits from good access to the A6 which is around 1/2 mile to the west of the A685 Appleby Road that is circa 400 metres to the south, both providing direct routes into Kendal. From the A65 J37 of the M6 can be reached within 6 miles or alternatively, J38 and Shap is accessed directly from the A6, approximately 10 miles to the north.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundaries of the Lake District National Park, only 6 miles from J36 & J37 of the the M6 Motorway. The town has a resident population of 29,495 and is a popular tourist destination being 10 miles south of Windermere and the gateway to the Lakes. the town has a weighed retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000.

## Accommodation

Area	SO FT	SO M
GIA	14855	1380
Total	14,855	1,380.03

## Services

The property is connected with mains water and 3 phase electricity.

## EPC

Energy Performance Asset Rating: D

## Terms

The property is available to let for a term of years to be agreed at an asking rent of £59,000 per annum plus VAT

## Business Rates

The property is yet to be assessed for Business Rates.

## Money Laundering

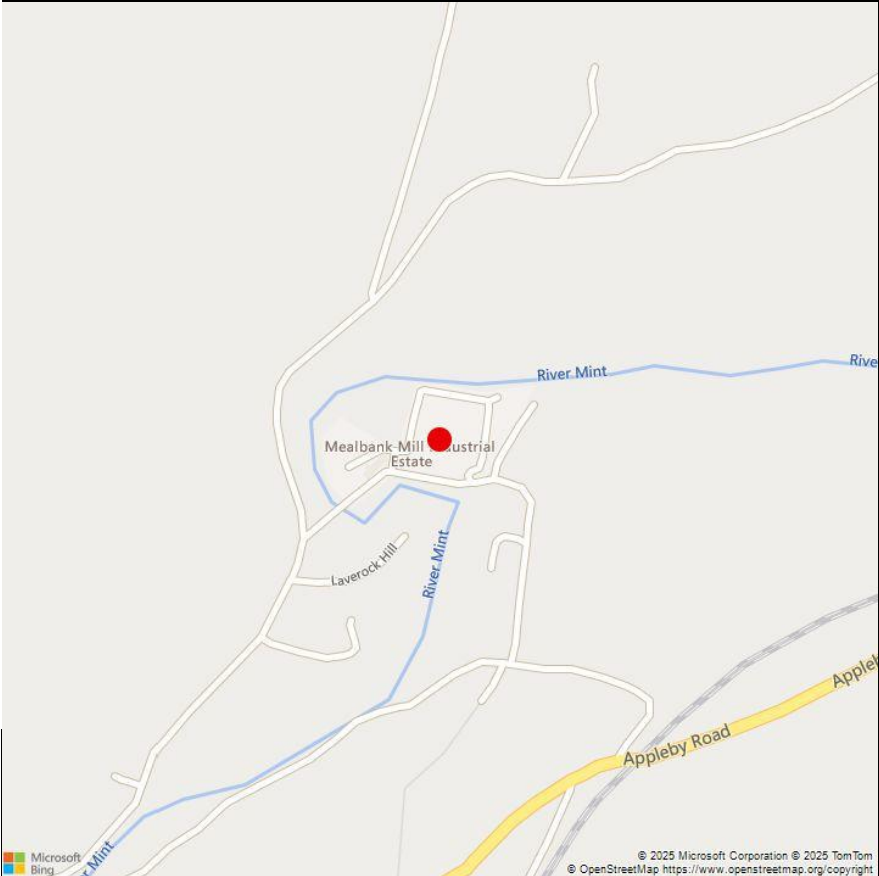
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## Legal Costs

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

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



## Contact agent

**Caroline Hayton**

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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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