



To Let

**Unit A, Gatebeck  
Business Park,  
Gatebeck, Kendal,  
Cumbria, LA8 0HS**

1,720 Sq Ft | 159.79 Sq M  
£16,250 per annum exclusive

- Situated on a corner plot
- Roller shutter & private access
- Currently to food preparation standards internally
- Asking rent £16,250 pa



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## Description

Situated on a corner plot at the Entrance to Beckside Business Park and Gatebeck Business Park, Endmoor. This good sized industrial unit offers large roller shutter access and private access, part block-work, part profile sheet cladding elevations under a lined and insulated pitched roof. The property has the benefit of a gravel yard area to the front and side of the property and solar panelling to the roof. Internally the property offers a good standard of accommodation having most recently been used for food preparation and distribution, with good eaves height, 3-phase electricity, wc and kitchenette facilities. The area is connected with BARN internet and we understand this should be available to the unit however, we advise any ingoing tenant to make their own enquiries.

## Location

Located in Gatebeck on the corner of Beckside Business Park. Gatebeck is an area of mixed use with industrial spaces and residential. Gatebeck is around 3 miles away from J36 of the M6, the main arterial route in to the North West. Kendal lies around approximately 5 miles to the north. Oxenholme Train Station which is situated on the West Coast main railway line is located only 4 miles to the north.

## Accommodation

Area	SQ FT	SQ M
GIA	1,720	159.79
Total	1,720	159.79

## Services

We understand the property is connected with mains water, electricity and solar panelling to the roof.

## EPC

Energy Performance Asset Rating: TBC

## Terms

The property is available to let by way of a new lease for a term of years to be agreed at an asking rent of £16,250 per annum.

## Business Rates

The property has a rateable value of £12,500

## Legal Costs

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

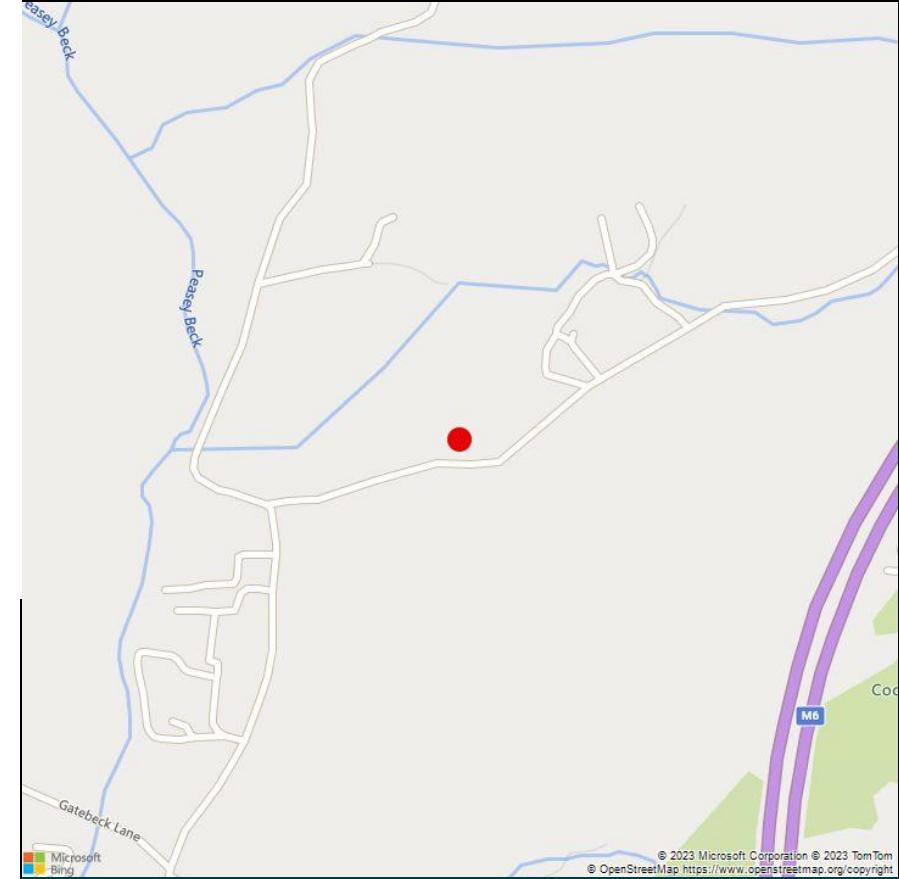
## VAT

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



**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.

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## Contact agent

**Caroline Hayton**

caroline.hayton@dmhall.co.uk



## 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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