

Flexible Warehouse Premises To Let

Unit 2, 3 & 4 Phoenix Trading Estate, Shap Road Industrial Estate,
Kendal, Cumbria LA9 6NZ

Edwin
Thompson



- Refurbished Warehouse Units with generous dedicated loading yards, car parking and storage land
- Situated on an established trading estate, a short distance to the north of Kendal Town Centre with good access to the local road network
- Units ranging from approximately 1,200 sq ft to 7,865 sq ft
- Rentals from £8,500 per annum exclusive

REF: WR1176

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An opportunity to occupy strategically located, self-contained and refurbished warehouse units positioned within a private development forming part of the popular Shap Road Industrial Estate. The flexible warehouse accommodation ranges from 1,200 sq ft to 7,865 sq ft and benefits from large car parking areas, secure front loading yards and a private access.

LOCATION

The subject land and property are within a private development at the northern aspect of Shap Road Industrial Estate close to Shap Road to the north of Kendal town centre, Cumbria in the North West England.

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 Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere and the gateway to the Lakes which has recently gained World Heritage status. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic.

Oxenholme Train Station which is situated on the West Coast main railway line is located 4 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Shap Road Industrial Estate connects directly to the A6 Shap Road providing a route south into Kendal town centre and onto Junction 36 of the M6, 9 miles away. The A6 travels north to Shap and Junction 39 of the M6, circa 14 miles away. The estate is an established and one of the main trading locations in Kendal providing a mixture of warehouses, offices, car showrooms and trade counter properties and occupiers including Kentdale Jaguar Land Rover, Kendal Tile and Stone, Thomas Graham and Sons, Menzies Distribution, and Smart Tiles.

DESCRIPTION

A development of refurbished warehouses accessed from the main Gillerthwaite Road providing a mixture of detached and interconnected steel portal frame warehouses that have part block/part profile clad elevations at half height beneath a pitched profile clad roof with translucent roof panels.

Unit 2 provides a self-contained unit with open plan warehouse accommodation with solid concrete flooring, an integral office, a new vehicle access to the front (3.71m width x 3.81m height), a minimum eaves height of 3.80 metres and generous front car parking/storage land. The property benefits from a detached portacabin office accommodation which provides carpeted flooring, strip lighting, perimeter data trunking, air conditioning and a private meeting room.

Units 3 & 4 provide two interconnected industrial units with front offices and WC's, open plan warehouse accommodation with solid concrete flooring, exposed block elevations 2 No. roller shutter vehicle access doors (3.15m width x 3.74m height) with a minimum eaves of approximately 3.72 metres. The property is currently interconnected but could be subdivided to provide three smaller industrial units.

Externally, the car parking, front forecourt and site is laid with tarmacadam/concrete hardstanding which can be subdivided into secure storage yards and the development is bounded by a mixture of mature hedging and iron railings within a self-contained and private site.

ACCOMMODATION

It is understood that the premises provide the following approximate gross internal measurements:

Unit 2	279.06m ²	(3,004 sq ft)
Unit 3 – Bay 1	229.67m ²	(2,472 sq ft)
Units 4 – Bay 2	221.80m ²	(2,387 sq ft)
Total approximate Gross Internal Areas	730.53m ²	(7,863 sq ft)

Units 4 – Bay 2 can be subdivided to provide two warehouse units of approximately 1,200 sq ft, further information is available upon request.

SERVICES

The properties are connected to mains electricity (three phase), gas, water and the mains drainage/sewage system.

Prospective occupiers should make their own enquiries as to the services available for future use.

PROPOSAL

The land and property are available by way of new Full Repairing & Insuring leases for a number of years to be agreed and at a commencing rentals from £8,500 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

According to the Valuation Office Agency Website, it is understood that Units 2 - 4 are assessed together at a Rateable Value of £29,500 and described as workshop and premises and will therefore need to be re-assessed for business rates purposes once they are refurbished and divided.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 08450504434.

ENERGY PERFORMANCE CERTIFICATE

Units 2 - 4 has an Energy Performance Asset Rating of D83 and the EPC Certificate is available to download from the Edwin Thompson website.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

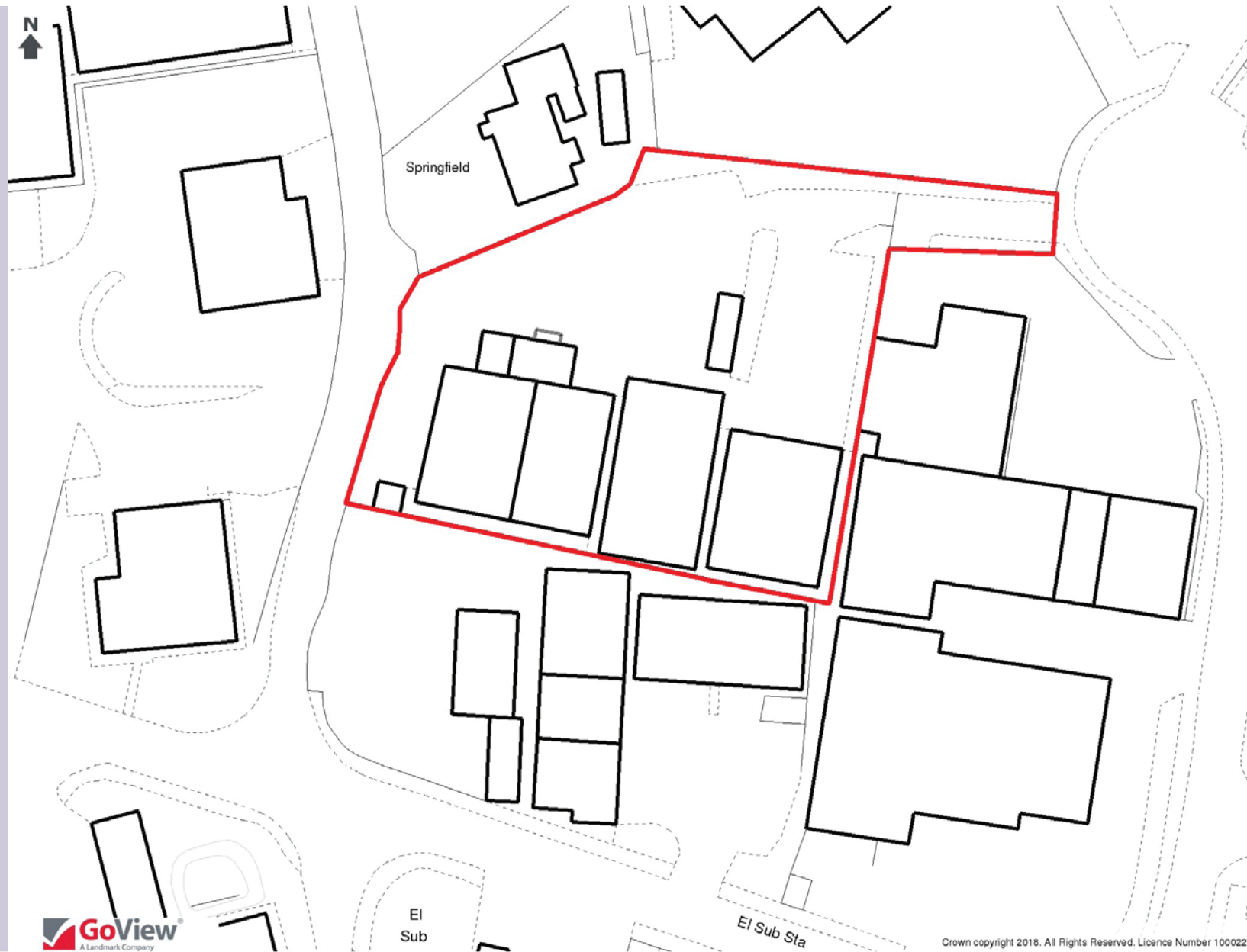
The property is available to view by prior appointment with the Windermere office of Edwin Thompson LLP. Contact:

John Haley – j.haley@edwin-thompson.co.uk

Joe Ellis – j.ellis@edwin-thompson.co.uk

Tel: 015394 48811

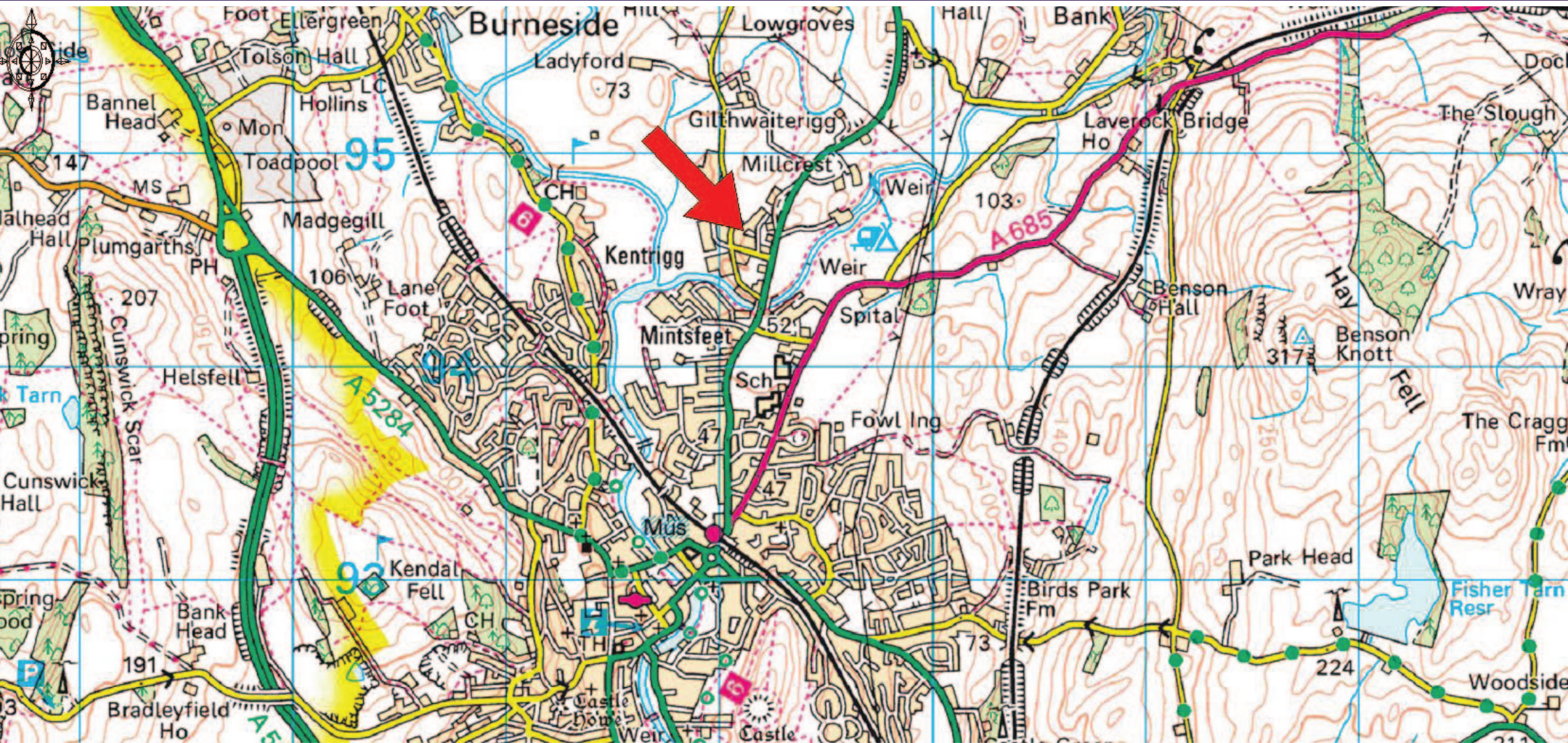
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