

## TO LET

CROOKLANDS ROAD, MILNTHORPE nr KENDAL, LA7 7LR



### **FLEXIBLE INDUSTRIAL SPACE WITH OFFICES & LARGE YARD** **234.92 sq m ( 2,529 sq ft ) on 0.318 HECTARES ( 0.785 ACRES)**

#### **LOCATION**

The Property is located approximately three miles from J36 of the M6 motorway, one mile from the village of Milnthorpe, eight miles south of Kendal and fifteen miles north of Lancaster. The Manchester and Merseyside conurbations are within one and a half hours drive and Carlisle and the Borders within one hour.

The Property sits between the West Coast Railway Line and the Main Line Industrial Estate which comprises of largely warehouse & distribution units. The Estate is a strategic employment site for the South Lakeland area and is a popular and well established commercial location benefiting from it's close proximity to J36 of the M6 as well as having good access to the general Kendal and wider South Lakes area.

Nearby occupiers include James Cropper Plc, Pelta Paper and JT Leyland Transport

For identification purposes only, the location of the Property is shown circled red on the attached OS plan extract and the approximate boundaries are edged red on the aerial photograph.

#### **DESCRIPTION**

The Property comprises of a detached unit of steel portal frame construction with steel profile cladding and curved flow clad eaves beneath an insulated steel sheet roof. The clear eaves height is 5.75m and drive through vehicular access is provided by two electrically operated roller shutter doors at each end of the building. There is a large canopy to the southern elevation providing a covered inspection/ loading area, which also offers the potential to extend the internal area.

Internally there is a range of recently refurbished ground and part first floor office and ancillary accommodation.

Externally there are extensive tarmac surfaced parking and circulation areas with further landscaped areas which could potentially be surfaced to provide additional yard space. The site is secured by Palisade & wire-mesh fencing with a gated access points.

#### **SERVICES**

We understand that mains water, electricity (3 phase) and a connection to a drainage system are all present.

#### **ENERGY PERFORMANCE CERTIFICATE**

The Property has an Energy Asset Rating of E - 117

## ACCOMMODATION

The Property has the following floor areas:

Workshop/ Warehouse	166.26 sq m	( 1,790 sq ft )
GF Office & Ancillary	51.58 sq m	( 555 sq ft )
FF Office & Ancillary	17.08 sq m	( 184 sq ft )
Canopy area circa	139.35 sq m	( 1,500 sq ft )

**Site Area                    0.318 Hectares ( 0.785 Acres)**

## RATING

From the Valuation Office Agency website we note the Property has a 2023 Rateable Value of £13,750.

The current non-domestic rate in the £ for the 2025/26 rate year is 49.9p

**ELIGIBLE BUSINESSES MAY BENEFIT FROM RATE RELIEF**

## LEASE TERMS

The Property is available to let for a term of years to be agreed on a full repairing and insuring basis at quoting rent of £30,000pa

## COSTS

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

## VAT

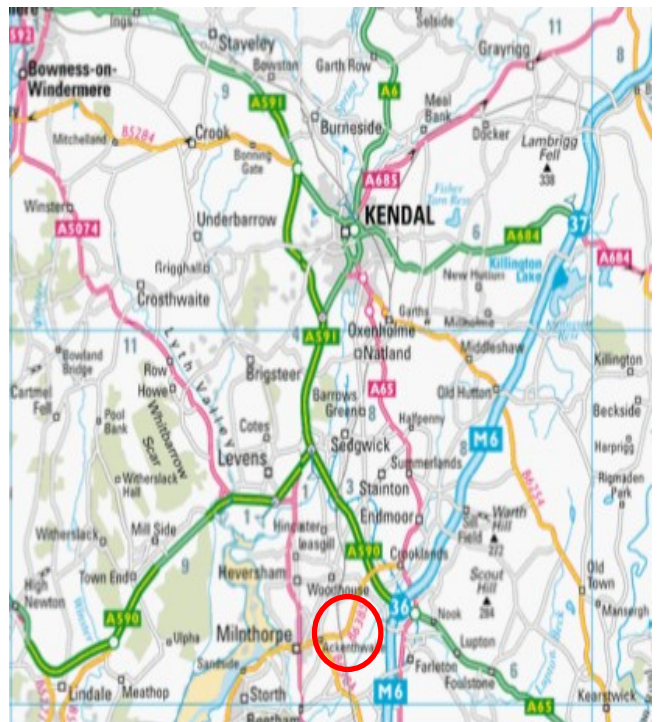
Rents quoted are exclusive VAT which may be charged in addition where applicable.

For further information, please contact:

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