

TO LET

Modern industrial unit with offices & secure yard.

**Carigiet
Cowen**

**ACEL HOUSE, SIDINGS INDUSTRIAL ESTATE, TEBAY
CA10 3XR**

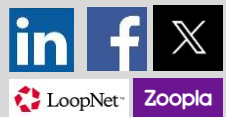


11,542sqft / 1,027.29 sqm OF BUILT SPACE
ON 1 ACRE / 0.405 H SITE
LESS THAN 1 MIILE FROM J38 of M6



01228 544733

www.carigietcowen.co.uk



LOCATION

Acel House is located circa 1 mile from J38 of the M6 motorway, just off the A685 Kendal to Tebay Road, at the southern end of the village of Tebay. Tebay is a small rural village some 16 miles south of Penrith and 12 miles northeast of Kendal.

DESCRIPTION

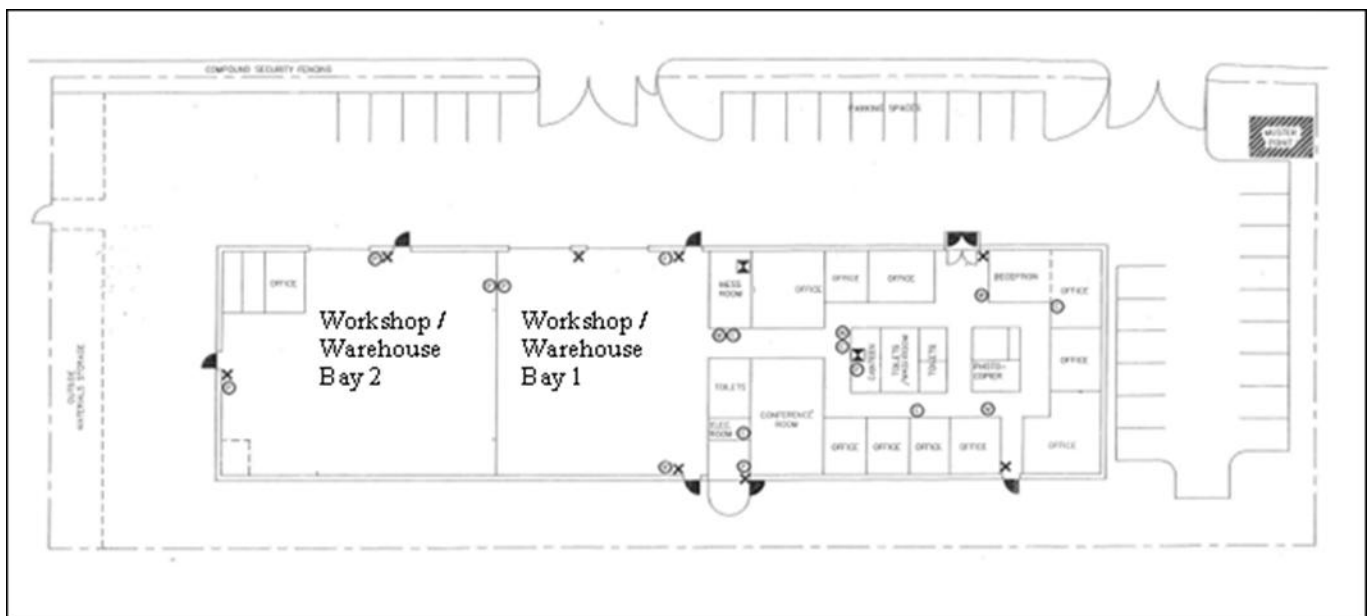
A modern industrial unit of steel portal frame construction with extensive ground floor offices. **Acel House** has infill blockwork walls at a low level to the office elevations with plastisol coated profile metal cladding above and to the insulated, pitched roof.

Internally, the property comprises two self-contained workshop/ warehouse areas together with extensive ground floor office and ancillary accommodation. There is also an area of first floor mezzanine storage. The workshops have an eaves height of 4.88m (16'). Vehicular access is provided by way of 3 no. sectional Up & Over shutter doors.

Externally, the yard areas are tarmac surfaced providing external storage and parking for 32 cars. The whole site is secured by perimeter palisade fencing with 3 sets of double gates.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground floor offices	382.25	4,115
Workshop/ Warehouse	543.00	5,845
First Floor Mezzanine	147.04	1,582
Total	1,072.29	11,542



SERVICES

We understand mains water; 3-phase electricity and drainage are connected to the property. Heating to the offices is via electric wall heaters.

RATEABLE VALUE

The Valuation Office Agency website describes the property as warehouse and premisses with a 2023 List Rateable Value of £39,750.

The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

Acel House has an Energy Performance Asset Rating of D-92.

LEASE TERMS AND RENT

Acel House will be available from January 2026 TO LET on a new lease for a term of years to be agreed at a rent of **£52,000 per annum** exclusive.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

The rent quoted is exclusive of VAT where applicable.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Richard Percival
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Email: rpercival@carigietcowen.co.uk

