

# To Let - Flexible Warehouse and Office Premises

Units C and J, Mainline Industrial Estate, Milnthorpe, Kendal, LA7 7LR

Edwin  
Thompson



# Units C and J, Mainline Industrial Estate, Milnthorpe, Kendal, LA7 7LR

Self-contained warehouse and office unit.

Dedicated car parking and loading.

Situated on an established trading estate, benefiting from excellent transport links, located approximately 3 miles from Junction 36 of the M6 motorway network with good access to the key South Lakes commercial hub of Kendal.

Extending to an approximate Gross Internal Area of 15,996 sq ft.

Rental - Price On Application

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### LOCATION

The property occupies a central position on Mainline Industrial Estate at the eastern outskirts of Milnthorpe, South Lakeland, which is at the southern end of Cumbria, in the North West of England. The estate has a variety of uses that include trade, transport and storage and distribution companies that include Kalisan, James Cropper 3D Products, Heartwood Bespoke joinery, J T Leyland and Lake Loos.

Milnthorpe is a large village with a population of 2,199 (2011 Census) which was originally a port, using the River Bela and estuary (now only navigable to Arnside) and remains a lively commercial centre for South Lakeland.

The town benefits from tourism and hospitality being situated on the A6 between Carnforth and the A590 offering good local facilities including a Booths Supermarket, a number of public houses and restaurants and separate primary and secondary schools. Local areas of interest include Dallam Tower and Estate well known for its attractive walks that take in the River Bela and a large population of deer and also Levens Hall and Gardens which is a short distance to the north. Arnside is 3 miles away taking in Morecambe Bay and the Arnside and Silverdale AONB extends south of Milnthorpe including Gait Barrows National Nature Reserve, Leighton Moss and Warton Crag Nature Reserve.

The nearest and principal town of South Lakeland is Kendal which is around 9 miles to the north with a resident population of 29,495 (2011 Census) hosting a wide range of retail and leisure facilities. The nearby village of Oxenholme has a train station on the West Coast main railway line providing direct routes to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Carnforth and Junction 35 of the M6 motorway are around 9 miles to the south accessed from the A6 and the nearest city, Lancaster, is a further 6 miles south, and is a historic and cultural city with a central population of 52,234 (2011 Census) and a wider district population of 138,375 encompassing several settlements including Morecambe. Lancaster is the County Town of Lancashire having excellent communications from the M6 motorway Junction 33 to the south and Junction 34 to the north. It also has a train station on the West Coast Railway Line.

Mainline Industrial Estate situated on the B6385 which travels to Crooklands, providing a direct route to Junction 36 of the M6 just 3 miles away.

### DESCRIPTION

The property provides a large mid-terrace warehouse unit of steel and concrete framed construction, with part brick/block elevations, mono-pitched profile clad roof, front roller shutter loading door and secure pedestrian doors.

The unit is ready for immediate occupation comprising an open plan warehouse unit linking via an internal staircase to open plan and cellular offices, kitchen area and male and female WC's.

**Warehouse** – solid concrete flooring, painted brick elevations, suspended LED downlighting, front roller shutter loading door and WC facilities.

**Offices** – accessed internally from the warehouse unit and also via a separate main entrance with independent staircase to the offices. The office accommodation in the main provides carpet tile flooring, plaster painted walls, suspended ceiling with diffused recessed lighting, electric panel radiators, UPVC double glazed windows and associated kitchen, storage and male and female WC facilities.

Externally, there is allocated car parking and loading with front tarmacadam/concrete surfaces at both the entrance to the office accommodation and warehouse unit.

### ACCOMMODATION

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

Ground Floor - Warehouse	1,234.52m <sup>2</sup>	(13,288 sq ft)
First Floor - Offices	251.58m <sup>2</sup>	(2,708 sq ft)
<b>Total approximate Gross Internal Area</b>	<b>1,486.10m<sup>2</sup></b>	<b>(15,996 sq ft)</b>

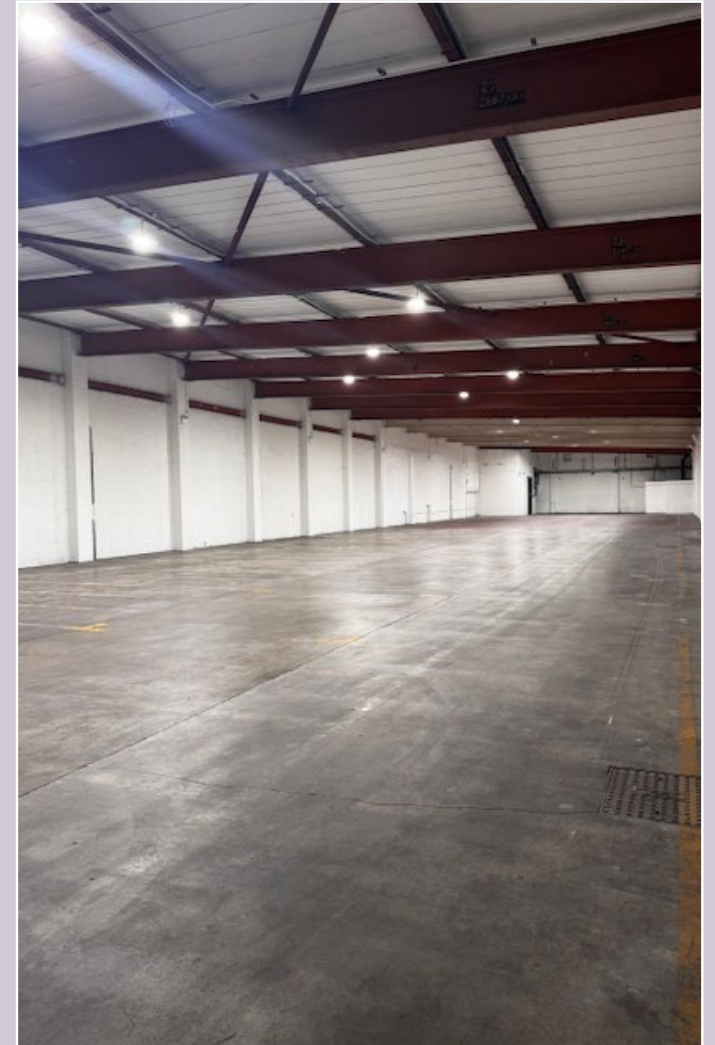
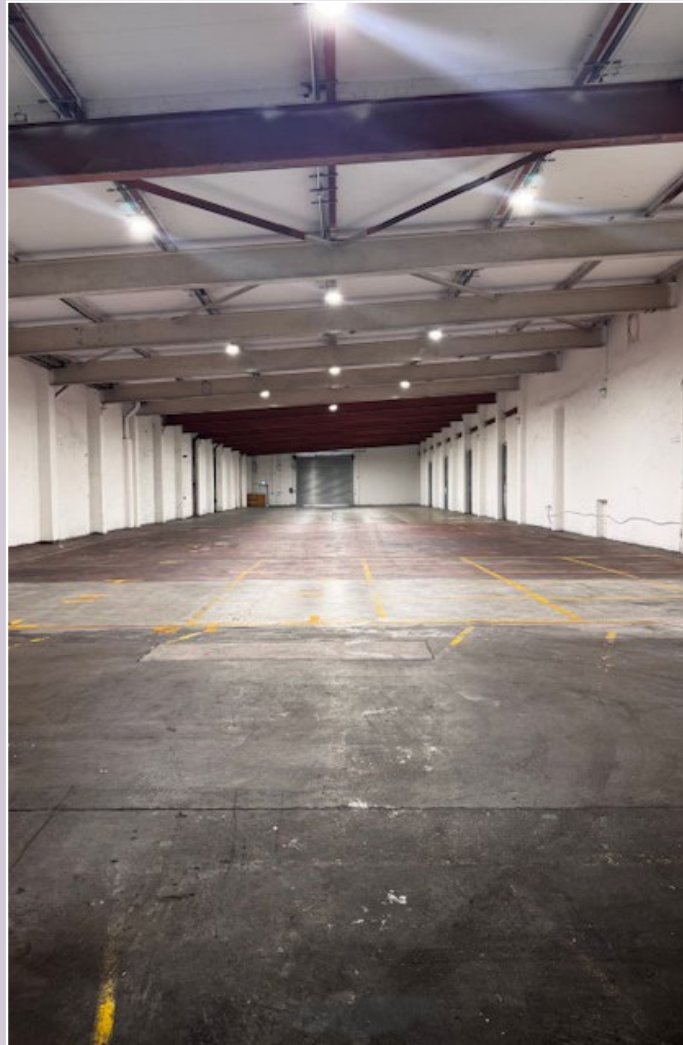
### LEASE TERMS

The land and property is available by way of a new Full Repairing & Insuring lease for a number of years to be agreed.

### VAT

All figures quoted are exclusive of VAT where applicable.





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### RATEABLE VALUE

Unit C has a current Rateable Value of £38,250 and is described as a warehouse and premises.

Unit J first floor has a current Rateable Value of £14,750 and is described as a office and premises.

Prospective Tenants should make their own enquiries direct to the Business Rates Department at Westmorland & Furness Council – Tel: 0300 373 3300

### ENERGY PERFORMANCE CERTIFICATE

Unit C and J first floor has an Energy Performance Asset Rating of D91 and the EPC Certificate is available to download from the Edwin Thompson website.

### MONEY LAUNDERING LEGISLATION

Edwin Thompson is bound to comply with Anti-Money Laundering legislation including obtaining evidence of the identity and proof of address of potential tenants. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land and property are available subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars.

### 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:

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

Amelia Todd – a.todd@edwin-thompson.co.uk

Tel: 015394 48811

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5. These particulars were prepared in August 2025.