

Industrial

Hyde Harrington



To Let

Former ATS Unit
Mintsfeet Industrial Estate
Kendal
LA9 6ND

5,969 Sq Ft
554.52 Sq M

Key Features

- Excellent trading location
- Two roller shutter access doors
- Rear yard
- Ample parking to the front



Former ATS Unit, Mintsfeet Industrial Estate , Kendal , LA9 6ND

Description

Situated on the well established trading estate of Mintsfeet Industrial Estate, this double roller shutter warehouse unit offers large open plan storage space together with a mezzanine down one side (height 2.5m).

Traditional steel portal framed unit with strip lighting and brick elevations. The property offers trade counter/reception area to the front at ground floor level. The mezzanine area runs along the right hand side of the building above this area therefore leaving the warehouse area fully open, with an eaves height of around 5.1m.

The property has the added benefit of a rear yard area accessed by way of a gate to the right of the building, there is also ample parking areas to the front of the unit.

Location

The property is located on Mintsfeet Industrial Estate towards the southern end of the estate. Access to Mintsfeet is off the A6 Shap Road which is around 8 miles from J37 of the M6. Kendal train station is located around 300m to the south of the property.

Accommodation

	Sq Ft	Sq M
GF Recpt/office	533	49.52
GF Kitchen/wc	140.3	13.03
Warehouse	5295.1	491.91
Total	5968.4	554.46

EPC

Energy Performance Asset Rating: D



Services

We understand the property is connected with mains electricity and water.

Terms

The property is available to let on a new lease for a term of year to be agreed at an asking rent of £35,000 per annum plus VAT.

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.

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Hyde Harrington

Viewing and further information:

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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 Hyde Harrington.
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.