

# To Let - Flexible Modern Warehouse

Unit 7, Kirkby Stephen Business Park,  
St Lukes Road, Kirkby Stephen,  
Cumbria  
CA17 4HT

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Thompson



- Modern Warehouse Unit with generous dedicated front-loading yard and car parking.
- Purpose built with two electric roller shutter loading doors, providing modern open plan warehouse accommodation with office and WC facilities.
- Kirkby Stephen Business Park is the leading commercial mixed-use estate in Kirkby Stephen and the surrounding area with a diverse mix of occupiers.
- The Business Park benefits from excellent transport links, located approximately 4 miles from the A66 and 11 miles to Junction 38 of the M6 motorway network.
- Similarly, positioned with good access to the key commercial hubs of Penrith and Kendal and enjoying good links to the wider North West region.
- Extending to an approximate Gross Internal Area of 4,886 sq ft.
- Available at a rental of £33,000 per annum exclusive.

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An opportunity to occupy a strategically located, self-contained and modern warehouse unit forming part of the popular Kirkby Stephen Business Park. The flexible warehouse accommodation provides a gross internal area of 4,886 sq ft and benefits from modern accommodation throughout, insulated roof and elevation cladding, two No. electric roller shutter loading doors, office and WC facilities and front car parking and loading.

#### LOCATION

The subject estate is situated on St Lukes Road, approximately 0.5 miles west of the town centre of Kirkby Stephen, which is in South East Cumbria and the North West of England.

Kirkby Stephen is an ancient market town in the Eden Valley with a population of 1,832 (2011 Census) providing a lively and popular tourist location being adjacent to the north boundaries of the Yorkshire Dales National Park, 5 miles south of the North Pennines Area of Outstanding Natural Beauty and around 12 miles east of The Lake District National Park and M6 motorway, making it an ideal location to stay and visit to access the local and wider attractions and areas.

The town is developed around the A685, the main road from the M6 to the A66 and benefits from good local facilities including a supermarket, convenience store, a range of hotels and public houses, cafes, restaurants, local gift shops as well as primary and secondary schools. It is a popular stop off and a centre for walkers and cyclists with four nature reserves within a five-mile radius and having an official 'walkers are welcome' status. Kirkby Stephen is also situated on the Walney to Wear (W2W) coast to coast cycling route and the central section of the Pennine Cycleway and benefits from a local train service from a station around 1 mile south which runs north to Carlisle and southeast to Leeds on the Leeds Settle Railway Line.

St. Lukes Road is accessed from Christian Head and Silver Street that connect with the A685 Market Street and North Row junction around 500 metres to the east. The A695 travels to Brough and the A66, 4 miles away which in turn leads west to Junction 40 of the M6 and Penrith, around 26 miles away and east through the Pennines and to Scotch Corner and the A1(M), 29 miles away.

The A685 also travels to the southwest where it meets Tebay, the west boundaries of the Lake District National Park and Junction 38 of the M6, 12 miles away and Kendal is approximately 26 miles to the southwest. West Coast Mainline Train Stations are located at Penrith and Kendal (Oxenholme) providing direct services to London Euston and Glasgow.

#### DESCRIPTION

The property provides a modern industrial warehouse unit of steel portal framed construction underneath a pitched insulated profile clad roof incorporating translucent roof panels and block and stone faced/insulated profile clad elevations. The unit has two No. electric roller shutter doors (4.01m wide x 5.01m high), steel secure personnel doors, concrete front-loading apron and car parking for approximately 10 vehicles.

Internally, the accommodation provides open-plan warehouse space with a minimum eaves height of 6.78m and a maximum eaves height of 7.60m and incorporates solid concrete flooring, exposed block walls, sodium lighting, WC facilities and a separate office.

Externally, there is generous car parking to the front forecourt and a loading area which is all laid with concrete hardstanding.

#### ACCOMMODATION

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

Total approximate Gross Internal Areas      453.89m<sup>2</sup>    (4,886 sq ft)

#### SERVICES

The property is connected to mains electricity (three phase), water and the mains drainage/sewage system via a private pumping station.

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

#### 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 and at a commencing rental of £33,000 per annum exclusive.

#### SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of the external landscaping, roadways, gutter clearance and the service and upkeep of the private pumping station. More details are available upon request.

#### RATEABLE VALUE

The property has a current Rateable Value of £36,250 and is described as a warehouse and premises.

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

#### VAT

All figures quoted are exclusive of VAT where applicable and it is confirmed that VAT is payable on the rental.

#### 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 a letting proposal being accepted, interested parties will need to provide the requested evidence.

#### LEGAL COSTS

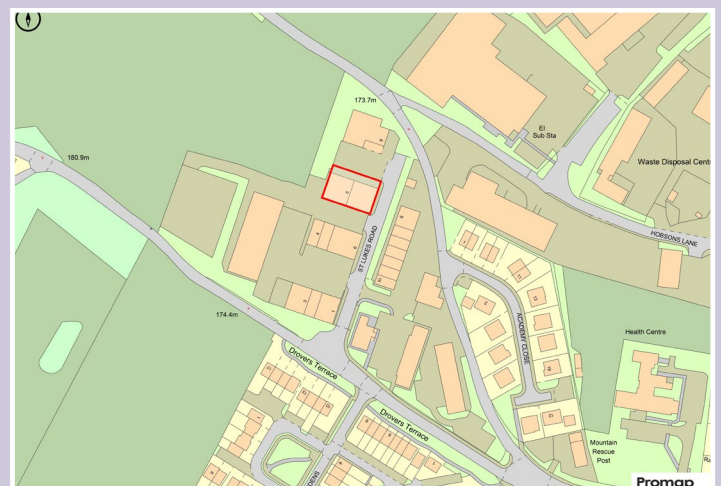
Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

#### 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](mailto:j.ellis@edwin-thompson.co.uk)  
Amelia Todd – [a.todd@edwin-thompson.co.uk](mailto:a.todd@edwin-thompson.co.uk)

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