

**TO LET**  
253 Sq M



**UNIT 4, KIRKBY LONSDALE BUSINESS PARK, KIRKBY LONSDALE,  
LA6 2GT**

- High specification commercial property comprising workshop and office space
- Prominent location on the A65, the main road from Kendal to Leeds via Skipton
- Suitable for a variety of uses (subject to planning)

**DGRE**

## UNIT 4, KIRKBY LONSDALE BUSINESS PARK, KENDAL ROAD, KIRKBY LONSDALE, CARNFORTH, LA6 2GT

The property comprises a high specification hybrid office/workshop unit built in the late 2000s. The property is arranged across 2 floors with the ground floor comprising a workshop area with office space on the first floor. The workshop is accessed by an electric roller shutter door on the front elevation of the property.

The unit would be suitable to a wide variety and is particularly well suited to those who need immediate access to the national road network with the M6 some 5 miles to the west.

### Location

The property is prominently situated immediately adjacent to the A65 on Kirkby Lonsdale Business Park, 0.62 miles to the west of the town centre in a tranquil rural location.

Kirkby Lonsdale is 10.5 miles to the south east of Kendal and 12.5 miles to the northeast of Lancaster.

### Accommodation

The ground floor provides an entrance lobby with access to the first floor, disabled WC and kitchen, an internal hallway with cupboard and store, a large workshop with former shower room.

The first floor provides a landing with an office and male and female WCs, leading to a main office with an office and meeting room formed within by glazed partitioning.

The offices have perimeter trunking, raised access floor, and suspended tile ceilings.

The premises are part airconditioned.

	Sq M	Sq Ft
Ground floor	7.32	78.79
Ground floor	6.6	71.04
Ground floor	112.55	1,211.49
First floor	39.92	429.7
First floor	86.55	931.62
<b>TOTAL</b>	<b>253</b>	<b>2,723.29</b>

### Tenure

The property is available on Full Repairing and Insuring terms at a rent of £26,000pa for a term of years to be agreed.

### VAT

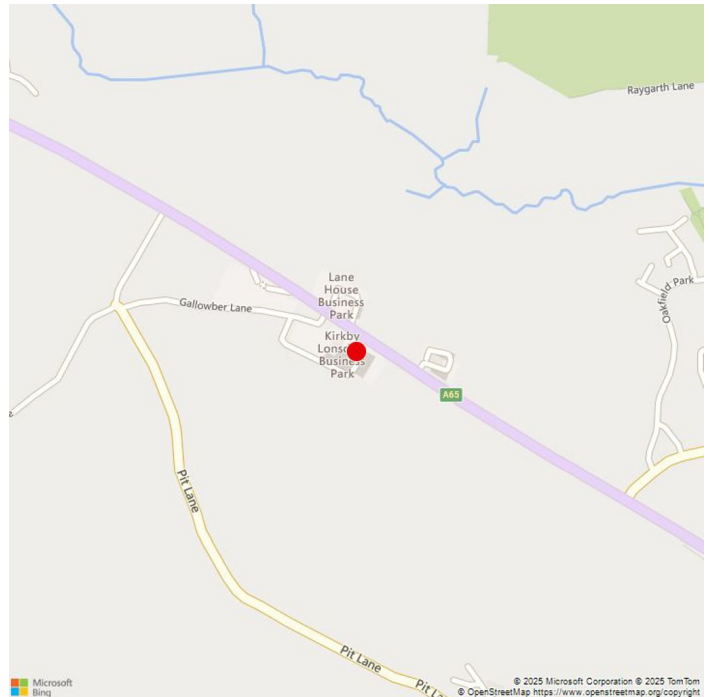
All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp Duty Land Tax is liable at the prevailing rates where appropriate.

### Planning Information

Prospective purchasers or tenants should satisfy themselves that the proposed use complies with all planning regulations by making enquires of the local planning authority. We understand the building is not a listed building and is not in a conservation area.

### Services

Understood to be connected to mains water electricity and sewerage. No warranty is given regarding the working order of any appliances or services referred to in these particulars.



### Additional Information

#### Rent

£26,000 Per Annum

#### EPC

EPC rating E

#### Viewing

Strictly by appointment through DGRE

#### DGRE Agency Admin

03333201400

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