

Flexible Warehouse Unit To Let

Unit 9 Bezon Road Trading Estate, Bezon Road, Kendal, Cumbria LA9 6BW

Edwin
Thompson



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A modern warehouse unit with dedicated front loading yard and car parking.

Situated on an established trading estate, a short distance to the north of Kendal Town Centre with good access to the local road network

An approximate Gross Internal Area of 1,200 sq ft

A rateable value of £11,750, therefore qualifying for small business rates relief.

Rental - £12,000 per annum exclusive

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An opportunity to occupy strategically located, self-contained and modern warehouse unit positioned centrally within the popular Beeson Road Trading Estate. The flexible warehouse accommodation provides a gross internal area of 1,200 sq ft and benefits from car parking and front loading yard.

LOCATION

The subject property is situated on Beeson Road Trading Estate, a popular and well-located estate on the northern edge of Kendal Town Centre.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundaries of the Lake District National Park, only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere and the gateway to the Lakes which has recently gained World Heritage status. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic.

Oxenholme Train Station which is situated on the West Coast main railway line is located 4 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Beeson Road and Trading Estate is an established commercial area and one of the main trading locations in Kendal providing a mixture of warehouses, offices with trade counter properties and occupiers include Homebase, A & W Tool Hire Limited, Westmorland Flooring, Highgate Vets, Furness Glass and Bainbridge Electrical Limited.

The attached plan shows the location of the premises outlined red (for identification purposes only).

DESCRIPTION

The property provides a modern mid-terrace warehouse unit of steel portal framed construction, with part block profile clad elevations at half height beneath a pitched profile clad roof with translucent roof panels, electric roller shutter door and secure pedestrian doors.

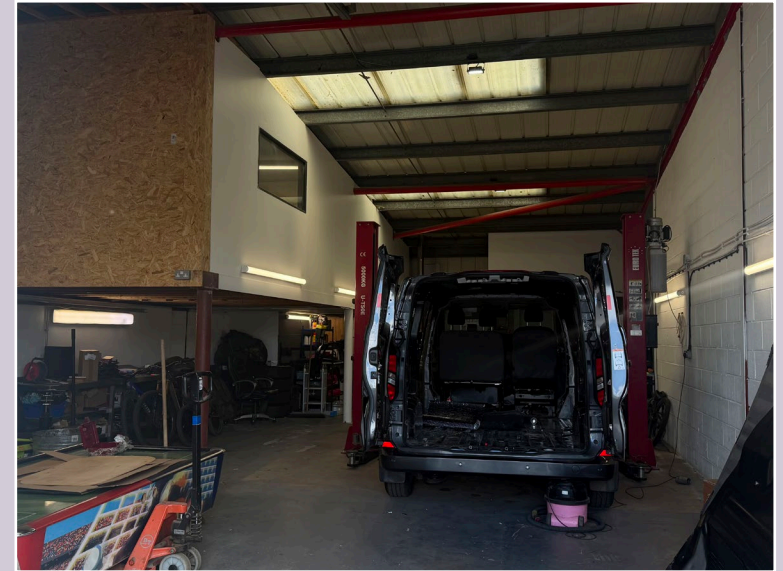
The unit benefits from open plan warehouse accommodation incorporating solid concrete flooring, LED and sodium lighting, WC facilities at ground floor and office space and storage at mezzanine.

Externally, the front loading and car parking is laid with tarmacadam/concrete hardstanding.

ACCOMMODATION

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

Total approximate Gross Internal Areas 111.48m² (1,200 sq ft)



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SERVICES

The property is connected to mains electricity (three phase), water and the mains drainage/sewage system. Prospective occupiers should make their own enquiries as to the services available for future use.

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for term years to be agreed and at a commencing rental of £12,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

According to the Valuation Office Agency Website, it is understood that Unit 9 has a Rateable Value of £11,750 and described as warehouse and premises, therefore falling under the threshold for small business rate relief, subject to occupiers meeting the relevant criteria.

Perspective tenants should check the exact rates payable with Westmorland and Furness Council – 0300 373 3300.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C54 and the EPC Certificate is available to download from the Edwin Thompson website.

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

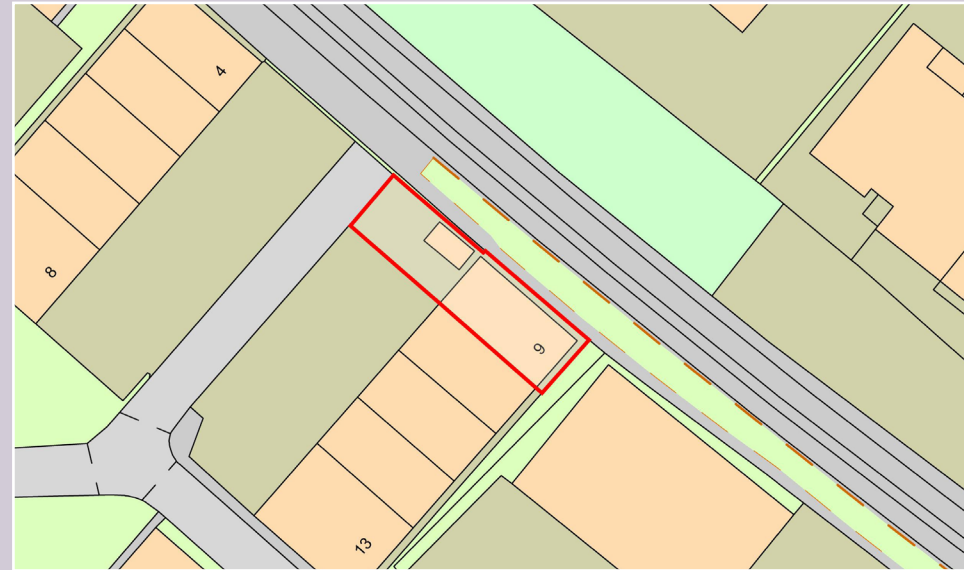
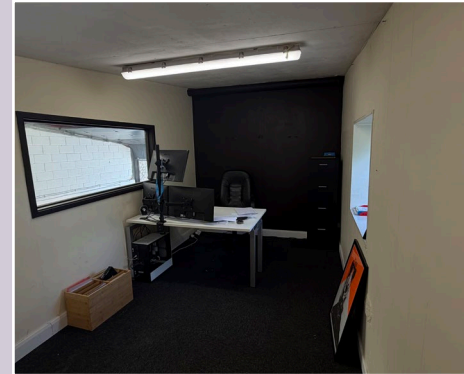
The property is available to view by prior appointment with the Windermere office of Edwin Thompson LLP. Contact:

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Berwick upon Tweed
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Galashiels
Kendal
Keswick
Newcastle
Windermere

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5. These particulars were prepared in May 2026

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