**INDUSTRIAL / DEVELOPMENT OPPORTUNITY**

**SANDSIDE, MILNTHORPE**
Former Travis Perkins, Park Road, LA7 7HJ

**MARKETING PARTICULARS**

4,079 sq ft (379 sq.m)
3 acres

**Property Highlights**

**Site 1:**
- 1.91 acres cleared site
- Previously used as a building merchants / Trade Counter Use

**Site 2:**
- 1.07 acres
- 3 self-contained Warehouses
- Min Eaves height 2 meters to 4 meters
- Transport Office
- Low site coverage (less than 15%)

**Viewings**
- Strictly by appointment only

**Location**
- Sandside is a small village which lies on the south shore of the estuary of the River Kent in South Lakeland Cumbria.
- The site location provides main frontage onto B5282, an arterial route through Sandside.
- The site benefits from frontage onto the River Kent.
- The location provides a mixture of uses in the vicinity. Located along Park Road there are restaurants, holiday apartments, Car Dealership, and hotels. To the south is Sandside Quarry and further industrial uses. Further along Park Road, to the south, is predominantly residential.

**Distance From Key Transport Links**

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
<th>Location</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milnthorpe</td>
<td>1.3 Miles</td>
<td>Kendal</td>
<td>9.3 miles</td>
</tr>
<tr>
<td>Arnside Train Station</td>
<td>1.9 Miles</td>
<td>Lancaster</td>
<td>15.7 miles</td>
</tr>
<tr>
<td>Junction 36 M6</td>
<td>8.6 Miles</td>
<td>Barrow-in-Furness</td>
<td>33.0 miles</td>
</tr>
</tbody>
</table>

For more information, please contact:

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Site Map

Site 1
1.91 acres

Site 2
1.07 acres

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1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No persons in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.
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Site Location

Accommodation

<table>
<thead>
<tr>
<th>Area</th>
<th>GIA (SQM)</th>
<th>GIA (SQ FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building One</td>
<td>69.50 sq m</td>
<td>748 sq ft</td>
</tr>
<tr>
<td>Building Two</td>
<td>352.19 sq m</td>
<td>3,791 sq ft</td>
</tr>
<tr>
<td>Building Three</td>
<td>246.47 sq m</td>
<td>2,663 sq ft</td>
</tr>
<tr>
<td>Site 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building One</td>
<td>55.95 sq m</td>
<td>600 sq ft</td>
</tr>
<tr>
<td>Warehouse One</td>
<td>94.06 sq m</td>
<td>1,012 sq ft</td>
</tr>
<tr>
<td>Warehouse Two</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Warehouse Three</td>
<td>127.48 sq m</td>
<td>1,372 sq ft</td>
</tr>
<tr>
<td>Warehouse Four</td>
<td>101.63 sq m</td>
<td>1,094 sq ft</td>
</tr>
<tr>
<td>Total GIA</td>
<td>1047.13 sq m</td>
<td>379 sq m</td>
</tr>
<tr>
<td></td>
<td>3,79 sq m</td>
<td>11,270 sq ft</td>
</tr>
</tbody>
</table>

Tenure
• Both sites are Freehold

Rateable Value
• We understand the two sites has an accumulative Rateable Value of £43,100 under the current 2010 rating list.

Terms
• Price on application. Properties to be sold in a single transaction.

Energy Performance Rating
Site 2
Office building F131 Warehouse 1: E110
Warehouse 2 : D 91 Warehouse 3 : D94

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