

Unit 5 Gimbald Crag Close,
Knaresborough, HG5 8PJ



**ALL-INCLUSIVE
OFFICE SPACE**

Rent £20,000 PA

Description

An opportunity to lease state of the art, open plan office accommodation on first floor level that would suite a number of potential occupiers. The property is has been refurbished to the highest possible standard and although located in a warehouse building offers grade A accommodation which can only be fully appreciated on inspection.

Accessed via a shared reception with the operating gym downstairs, the space offers use of the buildings boardroom facility . A kitchenette alongside WC and shower facilities are also available with the added benefit of plentiful on-site parking.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Tenure

Leasehold. New terms of which are to be negotiated.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Rates

Rateable Value: £11,677.

Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

Services

All mains services are connected to the property.

VAT

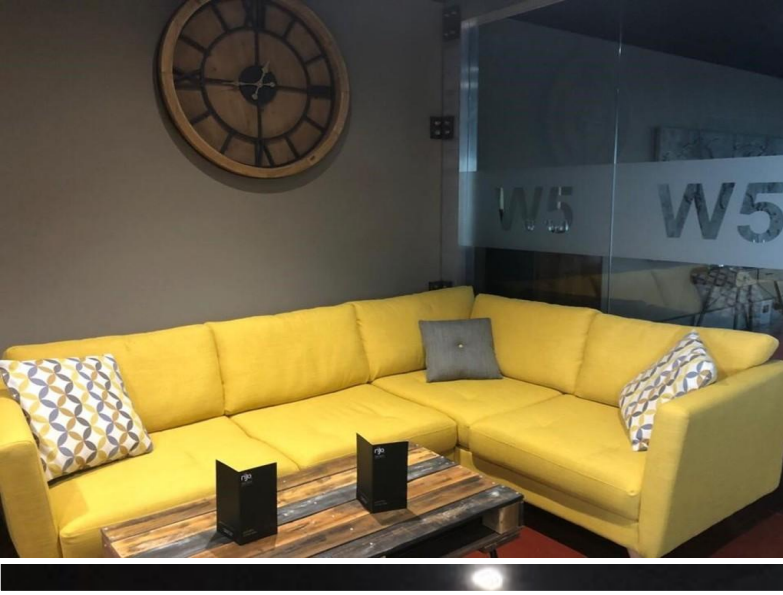
All figures quoted are deemed exclusive of VAT where applicable.

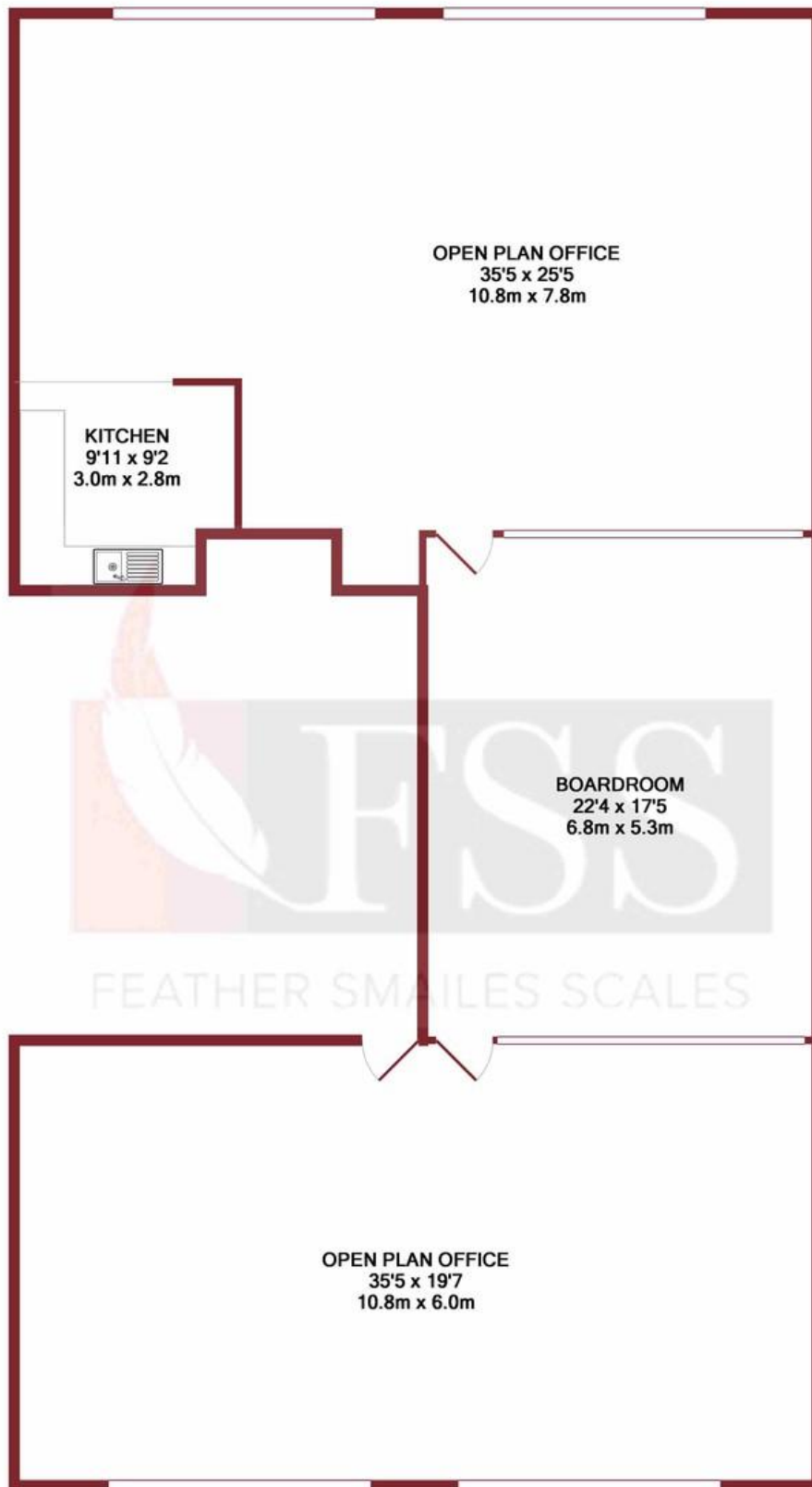
Directions

Proceeding through Knaresborough Town Centre on the High Street/A59, turn right onto B6164 and the next left takes you onto Grimbald Crag Close where the unit can be found at the end identified by our 'To Let' board.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.





TOTAL APPROX. FLOOR AREA 1924 SQ.FT. (178.8 SQ.M.)
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