



APPROXIMATELY 6,044 SQ FT

DESCRIPTION

An opportunity to lease a mid-terrace industrial warehouse which is constructed around a steel portal frame, with a profile sheet roof that incorporates translucent roof lights, brick/ block walls and a concrete floor.

The unit benefits from the following specification; Ground floor loading door, good sized shared loading area, 6 allocated parking spaces, 5.6 m eaves to the underside of haunch and male & female WC accommodation.

Viewing recommended to appreciate space on offer.

**INDUSTRIAL WAREHOUSE
WITH ALLOCATED
PARKING**

Rent £45,000 PA

GROUND FLOOR
6044 sq.ft. (561.5 sq.m.) approx.



TOTAL FLOOR AREA : 6044 sq.ft. (561.5 sq.m.) approx.

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Location and Directions

The property is situated on a prominent trade counter estate off Ripon Way, adjacent to Ripon Road (A61) approximately 1 mile north of Harrogate Town Centre. Junction 47 of the A1(M) is approximately 9 miles to the east via the A59, which provides access to the wider motorway network. Near by occupiers include Screwfix, Booker Wholesale, Halfords, Tool Station and McCarthy's Storage.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: £32,500.

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.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

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

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.

Services

All mains services are connected to the property.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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EPC AWAITED

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