



**MODERN WAREHOUSE
TOTALLING 8,500 SQ FT**

Rent £72,500 PA

Description

An opportunity to lease a modern warehouse located close to Knaresborough Town Centre and with excellent access to the A1 motorway and further afield. The property is of a steel portal frame construction with modern insulation to the latest standard.

The unit extends to over 8,500 sq ft in total with a ground floor space of over 7,500 sq ft which includes reception, office and WC's with an additional open plan office to the first floor equating to approximately 900 sq ft.

Given the shortage of such high quality industrial property in the area an early viewing is highly recommended.

Tenure

Leasehold. New terms to be negotiated.

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.

Rates

Rateable Value: £36,250.

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

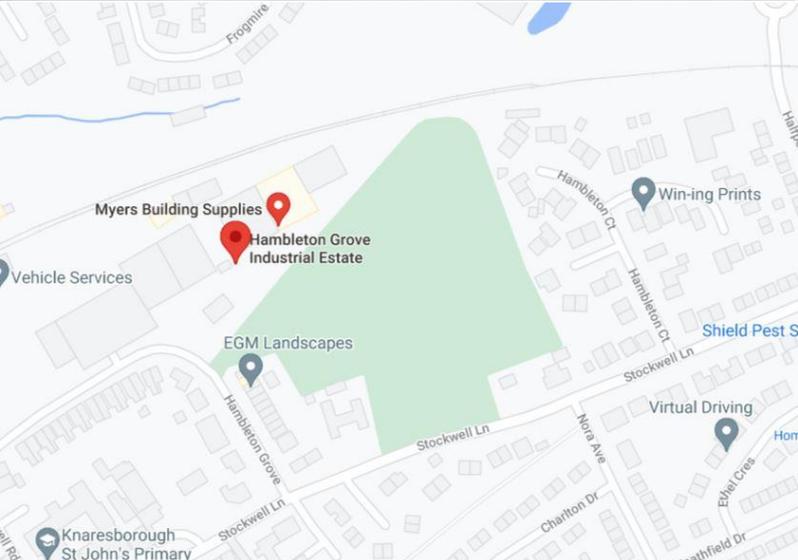
All mains services are connected to the property.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.



GROUND FLOOR
7801 sq.ft. (724.7 sq.m.) approx.



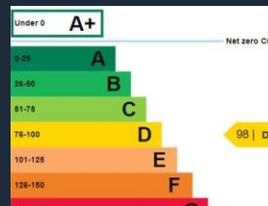
1ST FLOOR
947 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 8747 sq.ft. (812.6 sq.m.) approx.
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