



APPROXIMATELY 1575 SQ FT

**DESCRIPTION**

A rare opportunity to lease a bespoke workshop in excellent condition throughout that would lend itself to a variety of different uses. Internally the property is predominantly open plan leading in from the shutter doors but to the rear benefits from offices and stores.

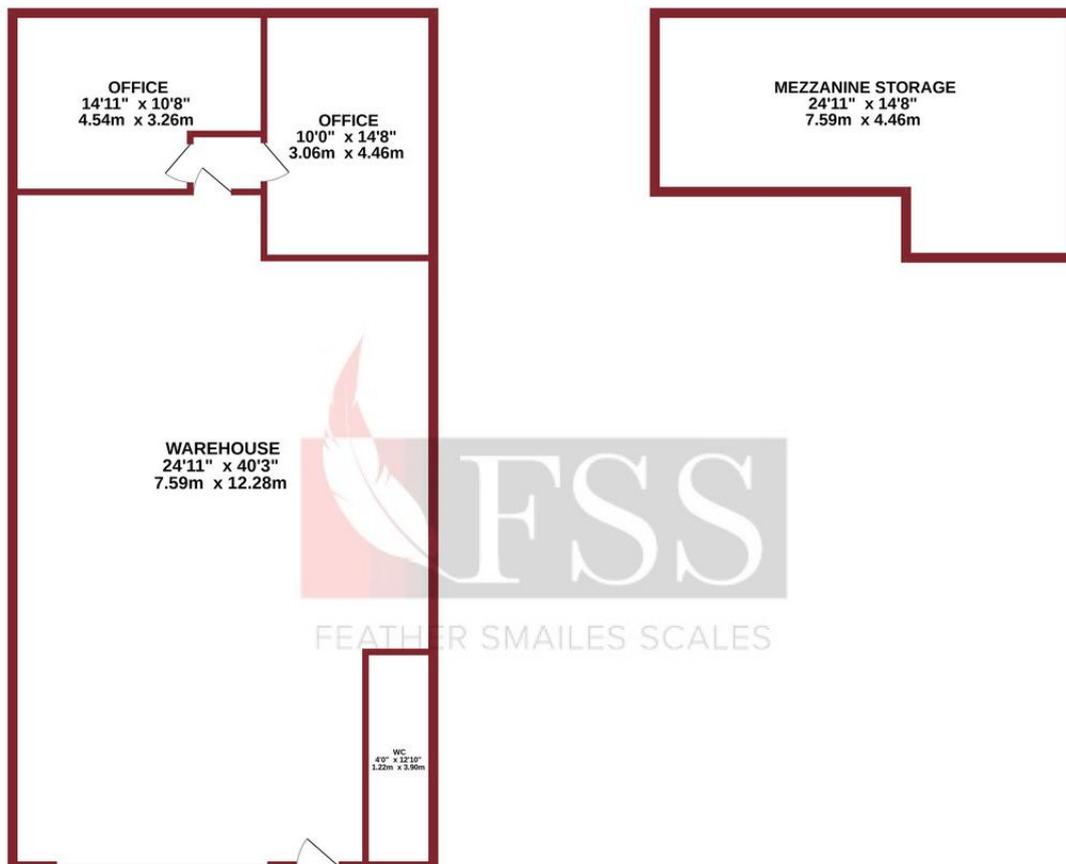
The property also includes a large mezzanine above the rear offices, offering excellent additional storage space. Externally, there is dedicated parking to the forecourt. Further benefits include 3 phase electric, a fully functioning alarm system and gas central heating. The unit is also fully wired up for the use of broadband.

**BESPOKE WORKSHOP  
PREMISES WITH 3 PHASE  
ELECTRIC**

**Rent £16,000 PA**

GROUND FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.

1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.  
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## Location and Directions

The premises are located on Harrogate Business Park located just off Wetherby Road on the South side of Harrogate. From the centre of Harrogate head out of town on Wetherby Road, after passing Sainsbury's on the right, turn left onto Forest Lane and left again onto Freemans Way.

## Tenure

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

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Rates

Rateable Value: £9,700.  
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.

## Costs

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

## Services

All mains services are connected to the property.

## Planning

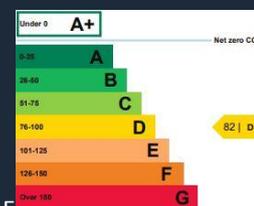
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## Viewing

Strictly by appointment with the agent  
Tel: 01423 501211.

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