



## DESCRIPTION

APPROXIMATELY 2,612 SQ FT

Situated within a well placed depot area located just off Ripon by-pass is an opportunity to lease a portal framed warehouse totalling in excess of 2,612 sq ft.

The ground floor totals in excess of 1,400 sq ft comprising of two main parts. Warehouse space with a secure roller shutter door and eaves height of approximately 5.5 metres to one side, and, further office or additional storage space to the other with pedestrian access door and WC facility.

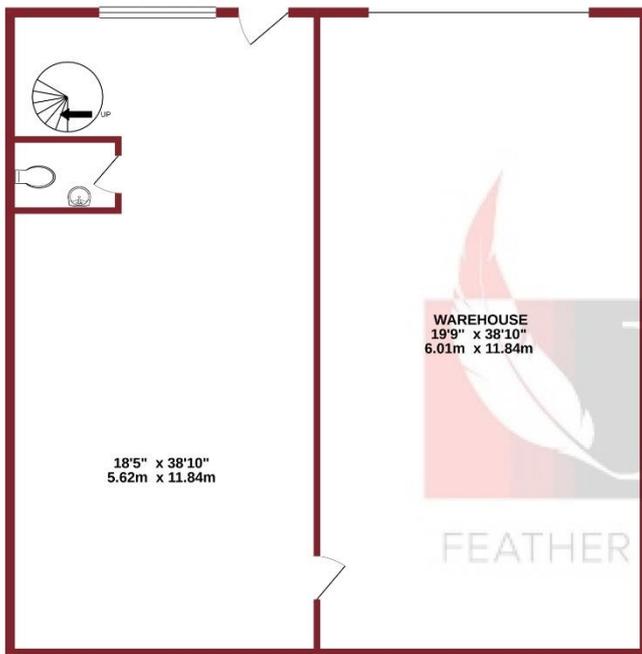
The first floor offers further office space with windows looking out over the depot, as well as a kitchenette facility.

The building, available immediately benefits from large, secure roller shutter door access, LED lighting, gas supply and a dedicated yard with parking to comfortably house 10 cars.

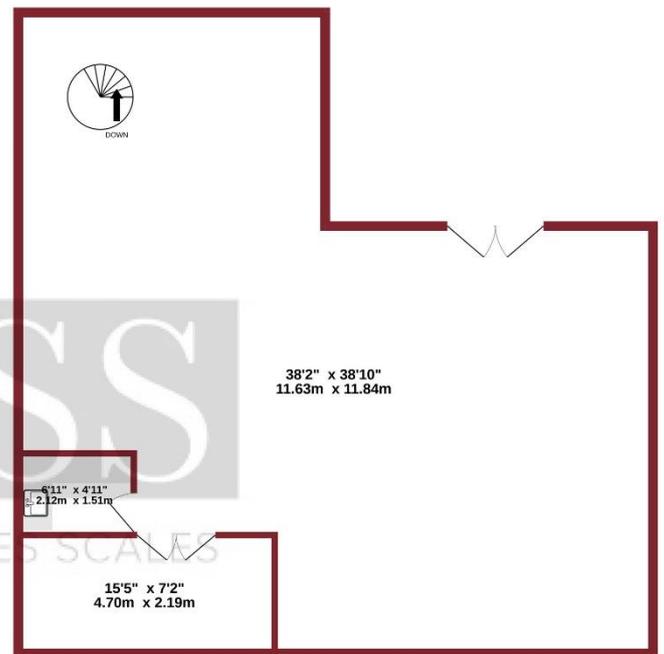
**WAREHOUSE AND OFFICE  
ACCOMMODATION OVER  
2 FLOORS**

**Rent £17,500 PA**

GROUND FLOOR  
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR  
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA : 2710 sq.ft. (251.7 sq.m.) approx.  
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## Location and Directions

Dallmires Close is a well placed depot area just off Ripon by-pass/A61 providing easy access to the nearby towns of Knaresborough and Harrogate.

## Tenure

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

## Rates

Rateable Value: TBC.

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

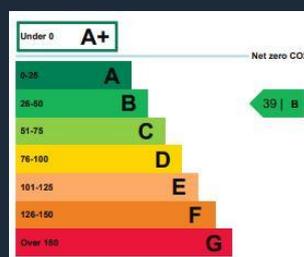
All mains services are connected to the property.

## Viewing

Strictly by appointment with the agent  
Tel: 01423 501211.

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