

BUSINESS UNIT



BRICKYARD ROAD INDUSTRIAL ESTATE BOROUGHBRIDGE, NORTH YORKSHIRE YO51 9NS

- * **Versatile Premises**
- * **Secure enclosed yard**
- * **Current fit out suitable for many business types**
- * **Suit variety of use types (subject to planning)**
- * **Well established business location**
- * **Exceptional road connections**
- * **Close to Boroughbridge town centre**

457.81 sq.m. (4,926 sq.ft)

TO LET

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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LOCATION

The property is situated on Brickyard Road Industrial Estate, a modern and popular industrial estate within the Bar Lane industrial area that serves the market town of Boroughbridge and the wider area. It is a well established business location that benefits from very quick access to the A1(M) thereby offering superb road connectivity.

Boroughbridge is a thriving market town which retains strong agricultural connections but which also had a range of new and developing industries for example, from within the distribution, engineering and IT sectors. The town has a growing population which is helping to further reinforce the local economy

There are an extensive range of facilities and amenities particularly in the historic town centre which is within walking distance.

DESCRIPTION

The property comprises a detached unit which is of steel portal framed construction, clad with cavity brick and insulated double skin metal decked walls with an insulated metal skin even pitch roof.

Internally the property is currently laid out to provide an open plan works area with integrally built 2-storey offices with kitchen/canteen and WCs. There is a mezzanine store also. There are showers in both the gents and ladies WCs.

The property has an electrically operated sectional shutter loading door, high bay lighting and 3 phase power.

FLOOR AREA

The property has a gross internal floor area of approximately

Ground Floor	371.75 sq m (4000 sq ft)
First Floor	86.06 sq.m (926 sq.ft)

EXTERNALLY

There is a secure fenced parking and loading area to the front of the property.

SERVICES

The property benefits from connections for mains gas, electricity (including 3-phase), water and drainage. Heating to the office is by way of wall mounted radiators.

USE

We believe that the property would suit a number of light industrial and warehouse uses. Interested parties must make their own enquiries with Harrogate Borough Council Planning Department.

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LEASE TERMS

The property is available by way of an assignment of a full repairing and insuring lease which is due to expire in August 2021. A new tenant will have the benefit of a break option in February 2020 (subject to notice and conditions). We are advised that the head landlord will be pleased to discuss a new lease on expiry of the existing lease or an earlier surrender and renewal. Further details will be provided on request.

The passing rental is £24,000 per annum.

RATEABLE VALUE

Interested parties should make their own enquiries in this regard.

VAT

Interested parties should assume that VAT will be applicable to the rental.

EPC (Energy Performance Certificate)

To be provided on request as and when available.

VIEWING AND FURTHER ENQUIRIES

Please contact this office to make further enquiries and please note that all viewings should be carried out by prior appointment with the sole agents.

Subject to contract – 230818



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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