

INDUSTRIAL UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



**UNIT 3D DOVE COURT, KIRKBY MILLS INDUSTRIAL
ESTATE, KIRKBYMOORSIDE, YORK, YO62 6QR**

- ✓ **1,151 SQ.FT (106.93 SQ.M)**
- ✓ **ESTABLISHED INDUSTRIAL ESTATE**
- ✓ **ATTRACTIVE NORTH YORKSHIRE MARKET TOWN**
- ✓ **OPEN PLAN INDUSTRIAL UNIT**
- ✓ **SHARED YARD WITH PARKING**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

Kirkbymoorside is an attractive and sought after market town comprising a wide range of employers and a variety of local facilities and amenities. The property is situated on the Kirby Mills Industrial Estate which is situated just to the east of the town centre.

Kirkby Mills Industrial Estate is well established and is the main industrial location for the town and surrounding area. The Estate has very good road connections being almost adjacent to the A170 main road that links the east coast across to Thirsk at the junction with the A19.

DESCRIPTION

The property comprises an industrial unit of steel portal framed construction clad with cavity brick and insulated profile metal decking.

The unit is open plan with solid concrete floor, WC, kitchenette and benefits from heating and 3-phase electricity.

Externally the unit benefits from access via a pedestrian door and roller shutter with loading to the front.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and has a Gross Internal Area of **1,151 sq.ft (106.93 sq.m)**.

TERMS

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£11,510 per annum exclusive**.

The tenant will be required to contribute to the common service charge, which is £1,342.66 per annum.

RATES

We understand the unit has a Rateable Value of £5,500.

We anticipate that the unit will benefit from 100% small business rates relief, however interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Subject to Contract - Apr 26

VAT

All prices and rentals quoted are subject to VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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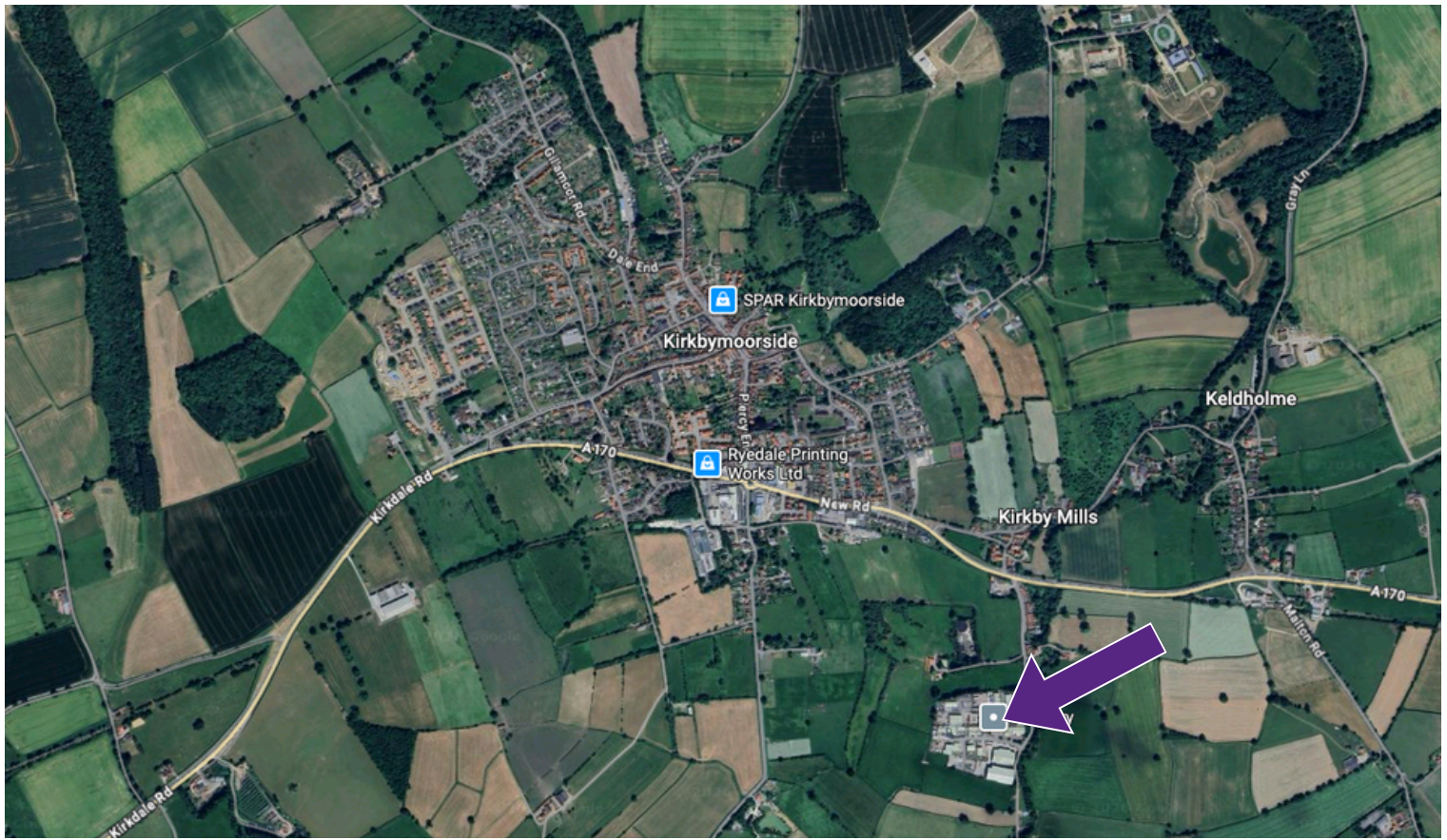
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Subject to Contract - Apr 26

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