LIGHT INDUSTRIAL UNIT

McBeath
Property Consultancy
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mcbeathproperty.co.uk

TO LET

UNIT 1B FOLLIFOOT RIDGE BUSINESS PARK, HARROGATE, HG3 1DP

- 2,551 SQ.FT (237 SQ.M)
- ESTABLISHED RURAL BUSINESS PARK
- GOOD ACCESS TO THE A1(M)
- SUITABLE FOR A VARIETY OF USES
- SERVICE YARD AND 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

Follifoot Ridge Business Park is located in the Harrogate district of North Yorkshire approximately 1 mile to the west of Follifoot village and 3 miles south of Harrogate Town Centre, with good access to the A1(M) just off the A658 which forms the Harrogate Southern Bypass and in turn links with the A61 Harrogate/Leeds Trunk Road. It is well located to serve Harrogate, York, North Leeds and the surrounding area.

The highly successful business park is accessed via Pannal Road and is situated in an attractive rural surrounding close to the historic Rudding Park Hotel & Spa, Rudding Holiday Park and Harrogate RUFC. Occupiers on the park include Dickson Timber, AKTIV Design, Midamotion, Yorkshire Heatpumps, GT Service and Earthmill Maintenance.

DESCRIPTION

The property comprises a semi detached steel portal frame industrial unit beneath a sloped pitched profile sheet roof incorporating translucent roof lights, with blockwork elevations and thereafter clad in profile sheet metal. The unit benefits from an eaves height of 4m and ridge height of 7.5m.

Internally the property benefits from open plan light industrial / workshop space with two offices, WC & kitchenette.

Externally the unit is serviced by a roller shutter door to the front as well as a pedestrian access door with loading and parking to the front.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following Gross Internal Floor Areas: -

Warehouse	201.36 sq.m	2,166 sq.ft
Office	35.74 sq.m	385 sq.ft
TOTAL	**393.23 sq.m**	**2,551 sq.ft**

TERMS

The premises are available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£25,510 per annum exclusive.**

The tenant will be required to contribute to the common service charge, which is **£3,580 per annum**, and insurance which is **£1,177** for the current year.

RATES

We understand the property is assessed as follows:-

Rateable Value £20,500

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

We are advised that the unit benefits from mains electricity and drainage.

Subject to Contract - Jul 26

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.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (107). A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but are subject to, VAT.

VIEWING

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

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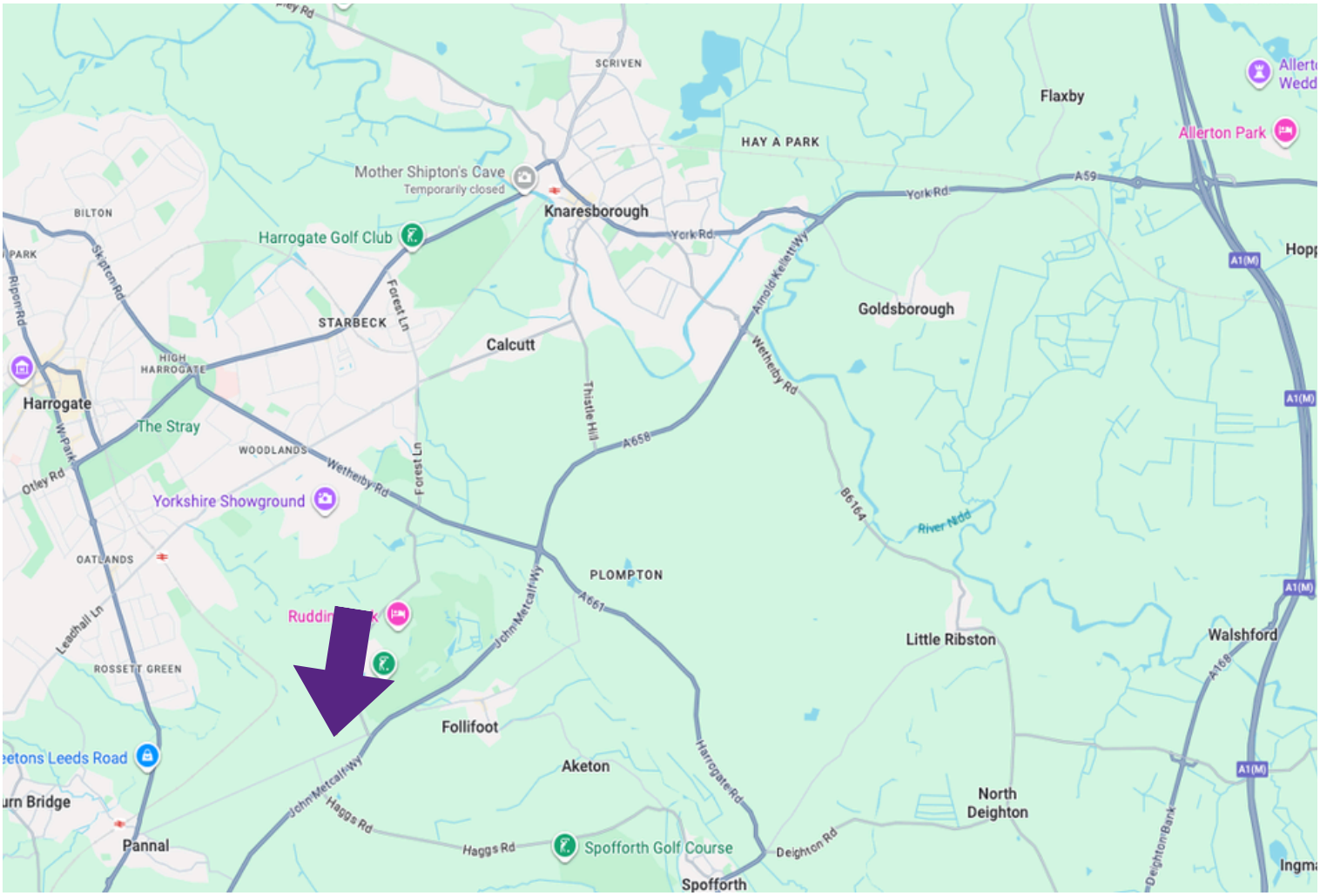

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