

INDUSTRIAL UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



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

- ✓ **570 SQ.FT (52.95 SQ.M).**
- ✓ **ESTABLISHED INDUSTRIAL ESTATE**
- ✓ **ATTRACTIVE NORTH YORKSHIRE MARKET TOWN**
- ✓ **UNIT TO BE FULLY REDECORATED**
- ✓ **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 end terrace industrial unit of steel portal framed construction clad with cavity brick and insulated profile metal decking.

Internally the unit is open plan with solid concrete floor, WC, kitchenette. Externally the unit benefits from access via a pedestrian door and roller shutter with loading to the front. The unit will be fully redecorated before occupation.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and has a Gross Internal Area of **570 sq.ft (52.95 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 **£6,660 per annum exclusive**.

The tenant will be required to contribute to the common service charge, which is currently £609.71 per annum.

RATES

We understand the unit has a Rateable Value of £2,900.

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.

VAT

All prices and rentals quoted are subject to VAT.

VIEWING

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

A: Tom Grimshaw

T: [01904 692929](tel:01904692929)

M: [07827 965146](tel:07827965146)

E: tom@mcbeathproperty.co.uk

A: Andrew McBeath

T: [01904 692929](tel:01904692929)

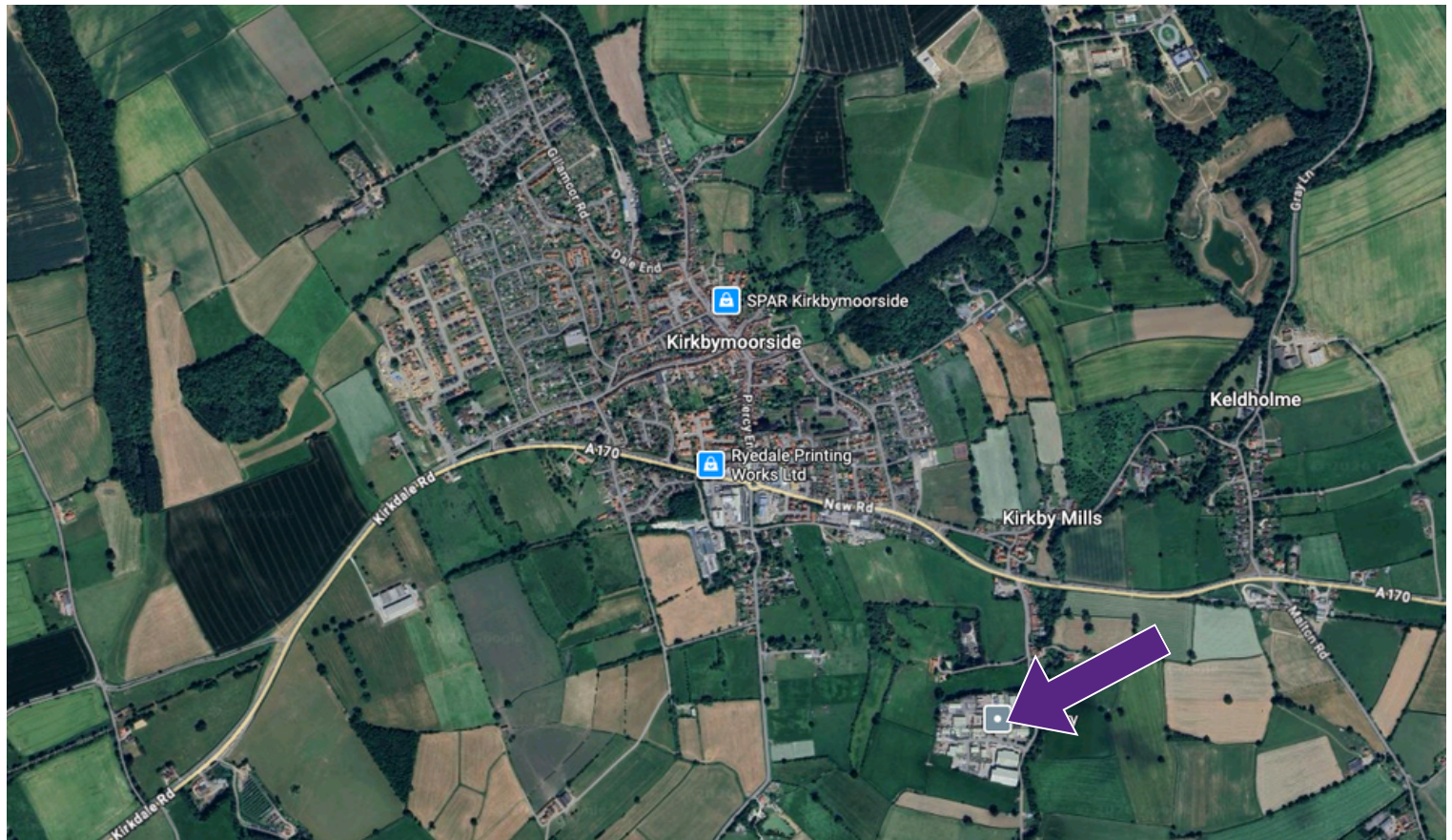
M: [07725 416002](tel:07725416002)

E: andrew@mcbeathproperty.co.uk

Subject to Contract - Oct 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



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