

TO LET

5C SALTERGATE
BUSINESS PARK,
BURLEY BANK
ROAD,
KILLINGHALL,
HARROGATE,
NORTH
YORKSHIRE
HG3 2BX

**1,328 sq ft
123.37 sq m**

- Large private yard
- Full height electric roller shutter door
- Office space
- Close proximity to the A59 Skipton Road

carterjonas.co.uk/commercial



Carter Jonas

LOCATION

Saltergate Business Park is situated on Burley Bank Road approximately 2.5 miles west of Harrogate Town Centre and less than half a mile south of the A59 Skipton Road. The A61 Ripon Road is located some two and a half miles to the east.

Leeds lies 14.5 miles south and York 21.5 miles east.

DESCRIPTION

The property comprises an end terrace industrial unit and benefits from the following specification:

- > Steel portal frame construction
- > Full height electric roller shutter door
- > Painted concrete floor
- > Fluorescent strip lighting
- > Corrugated roof with translucent light panels
- > Internal offices with lighting and heating
- > WC and kitchenette facilities
- > Large private yard/parking
- > 3.7 m eaves height

The property is to undergo full internal redecoration prior to any occupation.

ACCOMMODATION

Name	Size
Total	1,328 sq ft (123.37 sq m)

TERMS

The property is available by way of a new FRI Lease for a term of years to be agreed.

RENT

£20,000 per annum.

Rent quoted exclusive of outgoings and VAT.

SERVICE CHARGE

The Tenant will be responsible for payment of an annual Estate Service Charge to cover a fair contribution towards the costs of maintaining and repairing the common parts of the Business Park. This cost will be £3,000 per annum.

RATEABLE VALUE

Current: £10,250

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

The property has an EPC rating E.

LEGAL COSTS

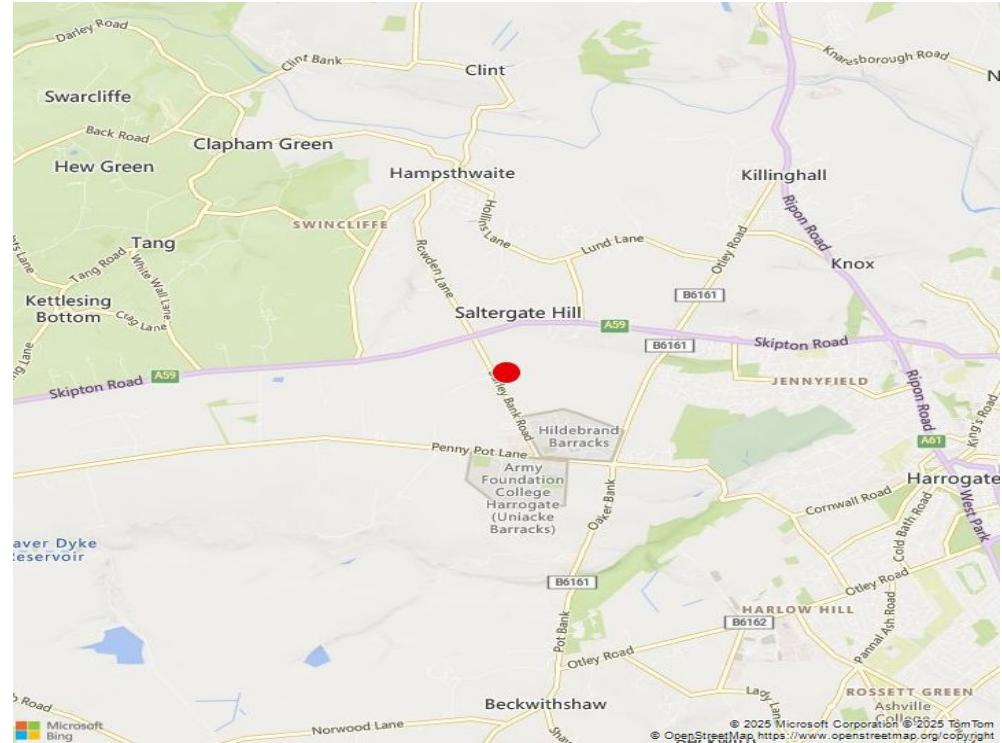
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

Marissa Allott
0113 426 9869 / 07890 300 109
marissa.allott@carterjonas.co.uk
carterjonas.co.uk/commercial

Richard Harris
01865 404427 /
Richard.Harris@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. September 2025



Carter Jonas



CONTACT

Marissa Allott

0113 426 9869 / 07890 300 109

marissa.allott@carterjonas.co.uk

carterjonas.co.uk/commercial

Richard Harris

01865 404427 / Richard.Harris@carterjonas.co.uk



Carter Jonas