

TO LET

UNIT 3, THE
SAWMILLS, WEST
TANFIELD, RIPON,
NORTH
YORKSHIRE
HG4 5JU

504 sq ft
46.82 sq m

- First floor office/studio space
- Allocated parking on site
- Close proximity to Ripon via A6108

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LOCATION

The property is conveniently situated within the picturesque village of West Tanfield. The site is approximately 6 miles from the centre of Ripon and 9 miles from A1(M) Junction 50 Baldersby interchange. The site is situated only a short walk away from the village's Post Office & Village Shop.

DESCRIPTION

The Sawmills comprise five self contained commercial units. Unit 3 offers versatile, first floor accommodation suitable for storage, studio, office space or showroom. The property benefits from allocated parking and a WC.

ACCOMMODATION

Name	Size
Total	504 sq ft (46.82 sq m)

TERMS

The property is available To Let. The terms are to be agreed between the parties.

RENT

£3,250 per annum exclusive.

SERVICES/SERVICE CHARGE

The property benefits from mains services to include electricity, water and foul sewerage.

EPC

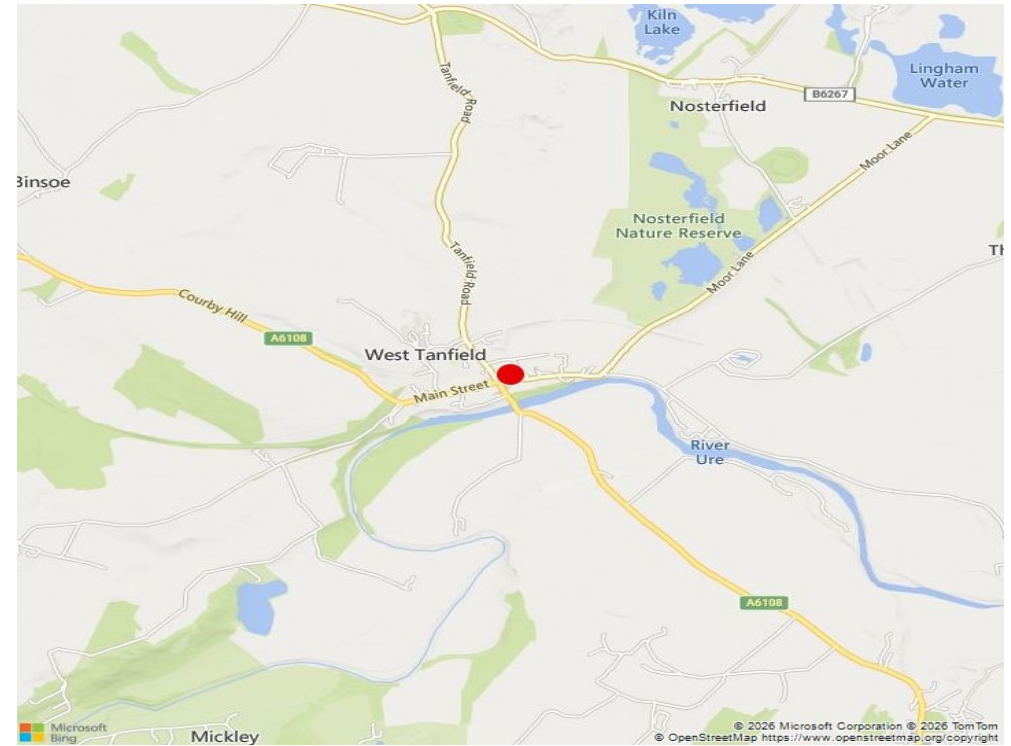
The property has an EPC rating of E.

LEGAL COSTS

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

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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