

TO LET

UNIT 4
SALTERGATE
BUSINESS PARK,
BURLEY BANK
ROAD ,
HARROGATE,
NORTH
YORKSHIRE
HG3 2BX

5,934 sq ft
551.27 sq m

- Large private secure yard
 - Electric roller shutter door
 - Office and welfare space
 - Close proximity to the A59 Skipton Road
-

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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 a detached industrial unit and benefits from the following specification:

- > Steel portal frame construction
- > Electric roller shutter door (2.97m height)
- > Painted concrete warehouse floor
- > Fluorescent strip lighting
- > Profiled metal sheeting roof with translucent light panels
- > Additional mezzanine space above offices
- > Internal offices and meeting room with lighting and heating
- > Separate male, female and disabled WC facilities
- > Kitchen with break out space
- > Private secure yard/parking space - 0.17 acres
- > 3.93 m minimum eaves height

ACCOMMODATION

The property has been measured on a Gross Internal Area (GIA) basis:

Name	Size
Offices	1,850 sq ft (171.86 sq m)
Warehouse	2,375 sq ft (220.64 sq m)
Mezzanine	1,709 sq ft (158.77 sq m)
Total	5,934 sq ft (551.27 sq m)

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£45,750 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 £9,200 per annum.

RATEABLE VALUE

Current: £43,500

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

EPC

A new EPC will be commissioned prior to completion of any new letting.

LEGAL COSTS

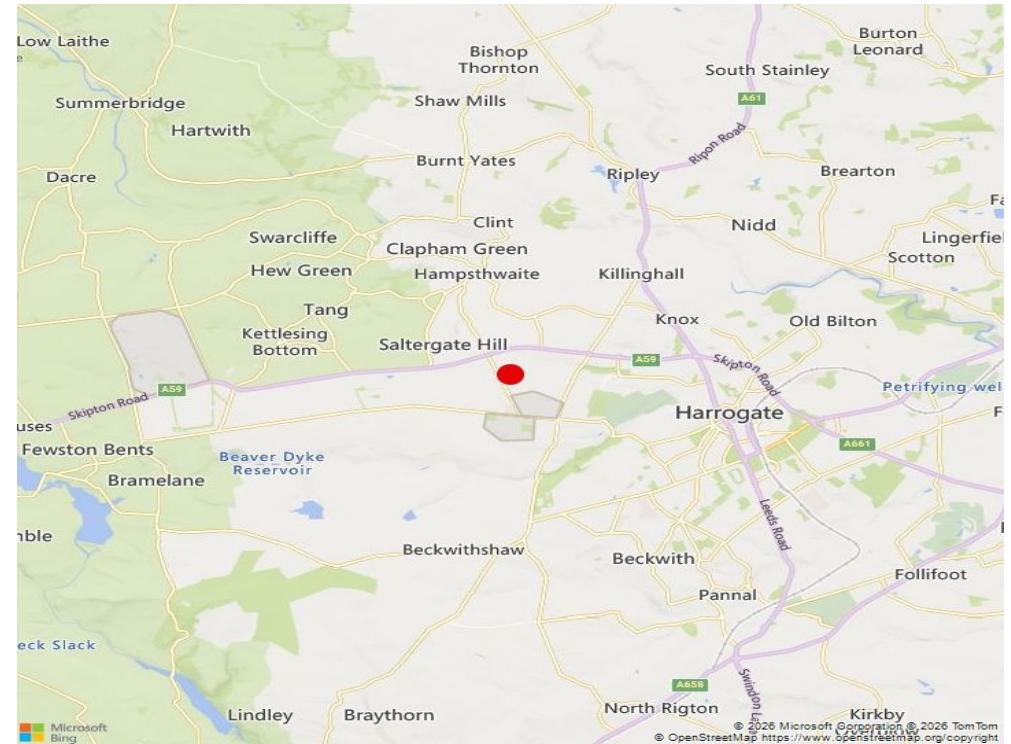
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agent.



CONTACT

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