

TO LET

UNIT 3,
HOOKSTONE
PARK,
HARROGATE,
NORTH
YORKSHIRE
HG2 7DB

**1,928 sq ft
179.11 sq m**

- Good access to A1(M)
- 2 x manual shutter door access
- Established trade location
- WC and kitchen facilities

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LOCATION

Hookstone Park is situated off Hookstone Chase in Harrogate. The property lies approximately 1.8 miles east of Harrogate town centre and 1.7 miles southwest of Knaresborough. The A658 lies a mile to the east which joins with the A59 to provide access to the A1(M) running south to London and north to Newcastle.

DESCRIPTION

The property comprises an end terrace industrial unit, located within an established trade area. The property benefits from the following specification:

- > Concrete frame construction
- > Painted blockwork walls
- > 2 x manual sectional up + over doors
- > Painted concrete floor
- > Fluorescent strip lighting
- > Insulated corrugated asbestos roof with translucent light panels
- > Internal office
- > WC and kitchenette facilities
- > Shared yard/parking
- > Brick elevations
- > 3 Phase electricity
- > 3.27 m eaves height

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

ACCOMMODATION

Gross Internal Area:

Name	Size
Warehouse	1,928 sq ft (179.11 sq m)
Total	1,928 sq ft (179.11 sq m)

TERMS

The property is available by way of a new 3-year term internal repairing and insuring lease.

RENT

£1,417 per calendar month.

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 estate.

The payment rate of 2025/26 is being calculated.

RATEABLE VALUE

Business rates to be reassessed.

EPC

EPC rating E.

A new EPC assessment will be undertaken on completion of the refurbishment works.

LEGAL COSTS

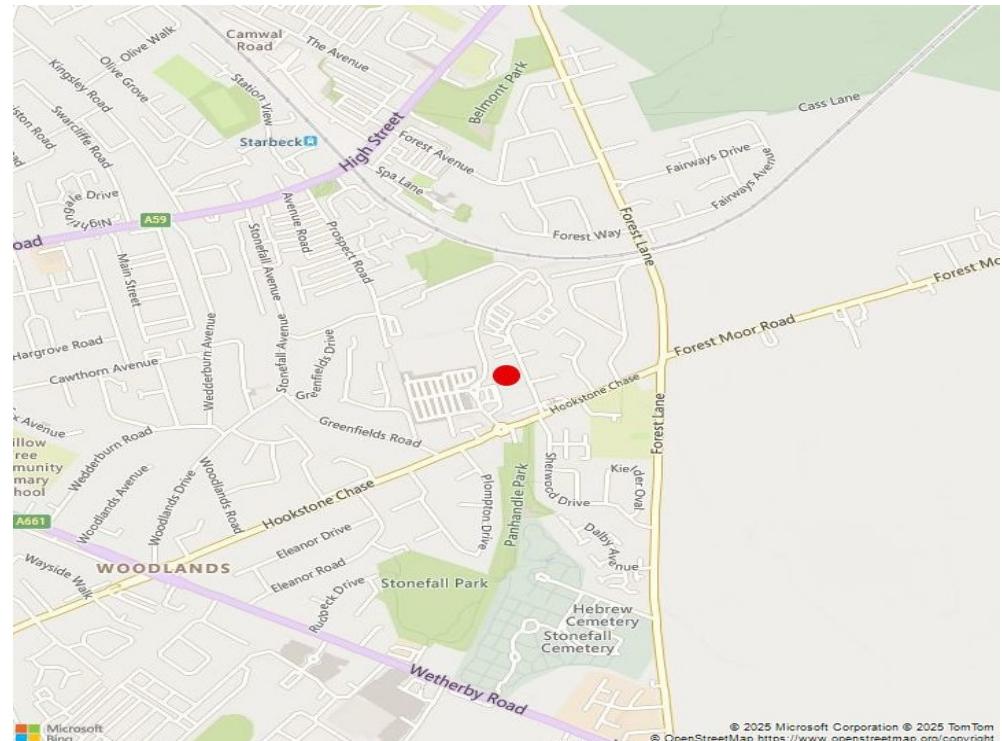
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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