# TO LET

## UNIT C GSPK BUSINESS ESTATE MANSE LANE, KNARESBOROUGH, NORTH YORKSHIRE HG5 8LF

**6,518 sq ft**
**605.52 sq m**

- Close proximity to the A1(M)
- Landscaped surroundings
- Dedicated car parking
- Good eaves height

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## LOCATION

Knaresborough Technology Park is situated at the junction of Manse Lane and the A59. This excellent location provides direct access to Junction 47 of the A1 (circa 3 miles away) and offers easy access to the wider motorway network.

The property is a 30-minute drive from Leeds City Centre and Leeds Bradford Airport.

## DESCRIPTION

The available accommodation provides well proportioned warehouse space with refurbished offices to the front. The unit is self contained and set within a landscaped business park.

Unit C has circa 1,200 sq ft of office accommodation.

The building is of steel portal frame construction with brickwork and profile sheet cladding elevations set beneath a pitched roof.

The property offers modern accommodation with the following specification:

- 4.77m min eaves height
- 6.3m min apex
- Refurbished office content
- Gas powered hot air blowers
- Electrically operated roller shutter
- Halogen Lighting to warehouse
- Nine dedicated car parking spaces
- Solid concrete floors
- Kitchen break out area.
- Separate WC facilities

The units also benefit from an on-site café.

## ACCOMMODATION

**Total 6,518 sq ft (605.52 sq m)**

## TERMS

The premises are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

## RENT

£65,000 per annum exclusive.

## SERVICE CHARGE

The annual service charge is £6,500.

## RATEABLE VALUE

Current: £44,000
The above figure has been taken from the 2026 Rating list.

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

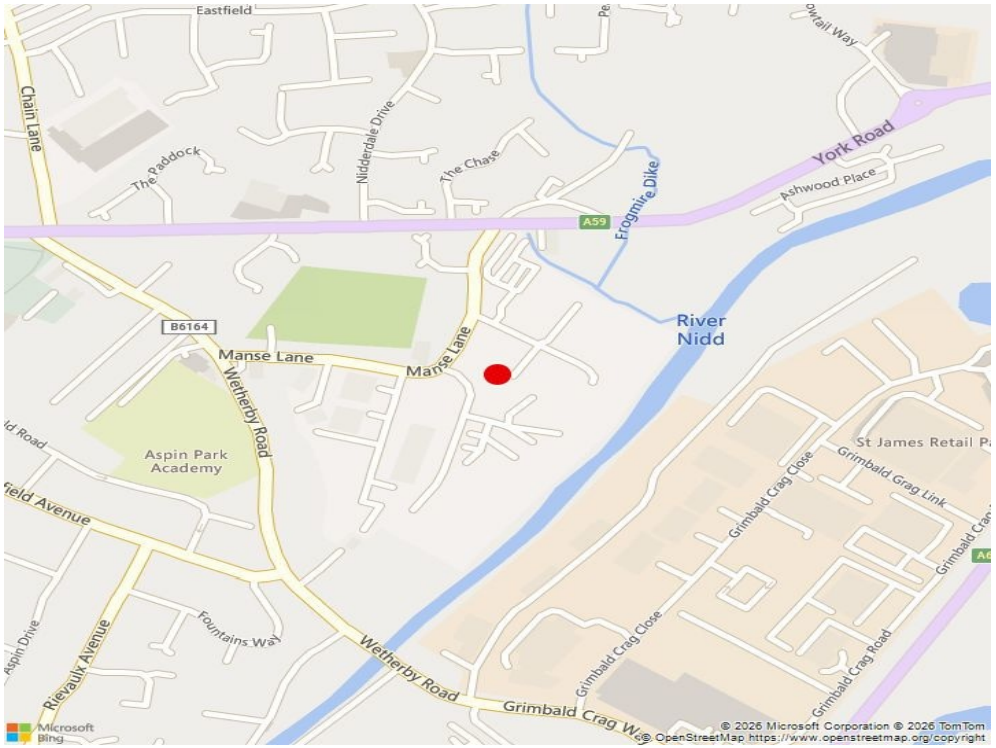
Each party to be responsible for the payment of their own legal costs.

## 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

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