

LIGHT INDUSTRIAL / STORAGE UNIT - TO LET



BRICKLAYERS YARD WORKSHOP, HIGH STREET, TADCASTER, LS24 9SB

- 3,522 sq.ft (327.20 sq.m)
- Well located between Leeds and York
- Excellent access to the A64 and A1(M)
- Secure storage facility

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The site is located in the popular commuter town of Tadcaster, approximately 12 miles southwest of York City Centre and 16 miles northeast of Leeds City Centre.

The site is accessed via Wharfe Bank Terrace, just off Bridge Street.

DESCRIPTION

The unit comprises a single storey traditional stone-built workshop with timber cladding and asbestos cement sheet roofing, benefitting from suspended strip lighting and single phase electricity.

Internally the unit comprises largely open plan warehouse with mezzanine storage. The property also benefits from staff facilities, including offices and a canteen with staff kitchen facilities to the rear of the property.

Externally, the property benefits from a gated and secure concrete yard which fronts Wharfe Bank Terrace, providing private access for the tenants.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of **3,522 sq.ft (327.20 sq.m)**

TERMS

The premises are available on a new full repairing and insuring lease for a minimum term of 3 years at a rent of **£17,600 per annum** exclusive of VAT, payable monthly in advance.

RATES

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (76). A copy of the EPC is available on request

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Dec 23

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.