

WAREHOUSE TO LET



UNIT 5a, HAMBLETON GROVE INDUSTRIAL ESTATE, KNARESBOROUGH, HG5 0DB

- 4,032 sq.ft (374 sq.m.) warehouse with mezzanine
- Established industrial estate close to the Town Centre
- 3 phase electricity
- Suitable for a variety of uses
- On-site parking and loading

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

LOCATION

Hambleton Grove Industrial Estate is located in the market town of Knaresborough, within 0.3 miles of the town centre and railway station.

Knaresborough is within the "Golden Triangle" which is the area to the north east of Leeds. It is located within the Harrogate Borough district close to the junction with the A59 trunk road between Harrogate and York. The A1 (M) north south motorway is within a 10 minute drive.

DESCRIPTION

Hambleton Grove Industrial Estate is an established estate of 7 predominantly terraced units totalling approximately 40,000 sq.ft. There is shared access and car parking for all units.

The subject unit comprises an end terrace steel portal frame industrial unit with profile metal clad walls and a profile cement roof. The self-contained unit benefits from an electric roller door, loading access, separate pedestrian access, 3 phase electricity and wc facilities. There is a mezzanine to the rear providing office and storage.

The unit is suitable for a variety of users within the B1, B2 and B8 use classes.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and comprises the following Gross Internal Areas: -

Warehouse	302 sq.m.	3,250 sq.ft
Mezzanine	72 sq.m	782 sq.ft
Total	374 sq.m.	4,032 sq.ft

TERMS

The premises are available on a new FRI lease direct from the Landlord on terms to be agreed at a rental of **£29,000 per annum** exclusive of rates, service charge and insurance.

RATES

We understand the property is assessed as follows:-

Rateable Value £18,500

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 (87). 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
May 24

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.