

LIGHT INDUSTRIAL UNIT TO LET



UNIT 1B, FOLLIFOOT RIDGE BUSINESS PARK, PANNAL ROAD, HARROGATE, HG3 1DP

- 235.97 sq.m (2,540 sq.ft)
- Suitable for a wide variety of uses
- Good access to the A1(M)
- Established rural business park

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

LOCATION

Follifoot Ridge Business Park is located in the Harrogate district of North Yorkshire approximately 1 mile to the west of Follifoot village and 3 miles south of Harrogate Town Centre, with good access to the A1 (M) just off the A658 which forms the Harrogate Southern Bypass and in turn links with the A61 Harrogate/Leeds Trunk Road. It is well located to serve Harrogate, York, North Leeds and the surrounding area.

The highly successful business park is accessed via Pannal Road and is situated in an attractive rural surrounding close to the historic Ridding Park Hotel & Spa, Ridding Holiday Park and Harrogate RUCF. Occupiers on the park include Dickson Timber, AKTIV Design, Midamotion, HG3 Gym, Yorkshire Heatpumps and Earthmill Maintenance.

The estate benefits from an electric security gate at the entrance and CCTV covering the whole business park.

DESCRIPTION

The property comprises a single storey steel portal frame industrial unit with blockwork elevations to the front and thereafter clad in profile metal cladding to the side, with a metal clad sloped roof with an eaves height of 4.32m and 7.5m at the highest point. The unit is serviced by an electric roller shutter door (3.2m H x 3.26m W) to the front.

Internally the property benefits from an open plan warehouse/workshop with two offices, a kitchenette and male and female wc facilities.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of **235.97 sq.m (2,540 sq.ft)**

TERMS

The premises are available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£25,000 per annum exclusive**.

The tenant will be required to contribute to the common service charge, which is approximately £3,413.41 per annum for this service charge year and insurance which is £494.50 exclusive for this insurance year.

RATES

We understand the property is assessed as follows:-

Rateable Value: £16,500

Rates Payable: £8,233.50 (approx)

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 E (107). 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