

TO LET

UNIT 12
HARROGATE
WEST BUSINESS
PARK, BURLEY
BANK ROAD,
HARROGATE
HG3 2SE

2,743 sq ft
254.82 sq m

- New Build
- High Specification

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LOCATION

Harrogate West Business Park is situated on Burley Bank Road which is approximately 3 miles west of Harrogate Town Centre and 0.5 miles south of the A59 Skipton Road. The A61 Ripon Road is located 2.5 miles east which provides access to the A1(M) which is approximately 12 miles to the east of Harrogate West Business Park.

DESCRIPTION

Newly built high specification business unit suitable for a range of commercial uses.

The property provides 2,013 sq ft over ground floor space with additional 729 sq ft at mezzanine level.

The unit comprises a standard shell and core specification with all main services connected, an office/ reception area, tea point within the warehouse and WC facilities. Other highlights include: 6m internal eaves, 30 kN/m2 floor loading, and level access door.

For further information please contact marketing agents.

ACCOMMODATION

Gross Internal Area:

Name	Size
Warehouse	2,013 sq ft (187.01 sq m)
First Floor	729 sq ft (67.72 sq m)
Mezzanine	
Total	2,743 sq ft (254.82 sq m)

TERMS

Available To Let by way of new full repairing and insuring (FRI) lease on terms to be agreed.

RENT

The property is To Let at an initial rent of £36,000 per annum exclusive.

SERVICES/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 Business Park. For further information, please contact agents.

LEGAL COSTS

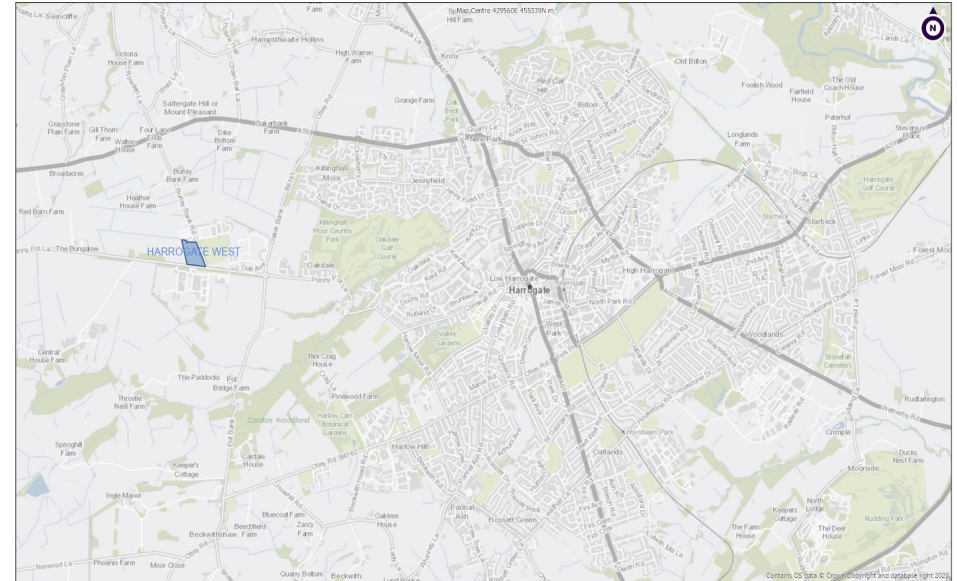
All parties responsible for their own legal costs incurred in any letting.

VAT

The property is VAT elected. VAT to be levied on rent and service charge at the prevailing rate.

VIEWING

Strictly by appointment with agents.



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100% RICS Approved
Chartered Surveyors



Client:
Project:
Title: ArcGIS Web Map
Scale: 1:25,000 @A3 Date: 11/8/2021
Drawn By: CJ Deg no:

CONTACT

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IMPORTANT INFORMATION

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