



Unit 9 Marrtree Business Park

Grimbald Crag Close, Knaresborough, HG5 8FA

Modern Light Industrial Unit

1,676 sq ft
(155.71 sq m)

- Popular location
- Easy Access to A1(M)
- Modern insulated roof and cladding
- 6m min eaves
- Electronically operated sectional loading door
- Office/reception area
- Large, secure, shared yard with CCTV

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Summary

Available Size	1,676 sq ft
Rent	£21,790.00 per annum
Rates Payable	£6,112.75 per annum
Rateable Value	£12,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,822 per annum
EPC Rating	C (73)

Description

Unit 9 comprises an end of terrace unit on the popular Marrtree Business Park in Knaresborough. Built in 2013, the unit is of steel portal frame construction with an insulated profile sheet roof incorporating translucent panels. The property benefits from ground floor warehouse, office and WC accommodation, with 3 phase power, 6m eaves, ground level loading door and separate personnel entrance.

Location

The strategically located scheme is situated on St James Business Park, a mixed retail, car showroom, office and industrial development fronting the Harrogate Southern Bypass. It benefits from direct connections to the A59 York Road and A61 to Leeds, and Junction 47 of the A1(M) is just 3 miles to the east. Harrogate Town Centre is situated approximately 5 miles to the west, Knaresborough 1.5 miles to the north west and Leeds approximately 20 miles south.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse & Office	1,676	155.71	Available
Total	1,676	155.71	

Viewings

Please contact the agents directly to arrange a viewing.

Terms

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed. Please contact the agents for more information.

EPC

The property has been assessed as having an energy performance asset rating of 73 (Band C).



Viewing & Further Information



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