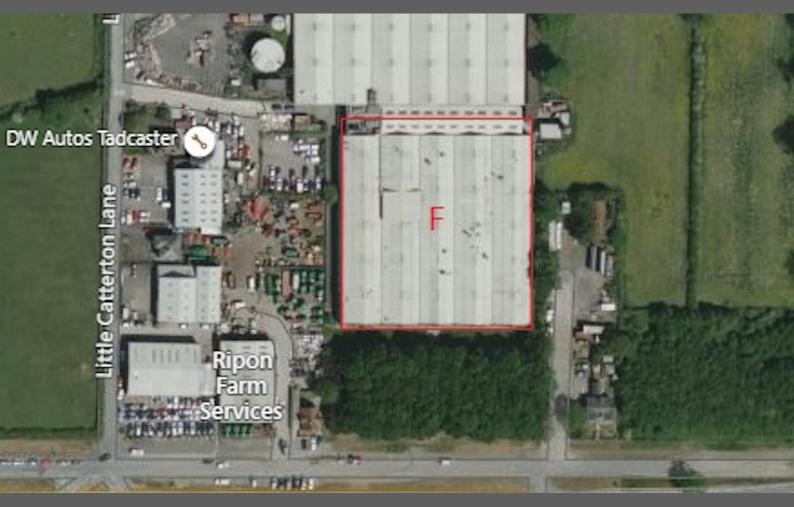


To Let



Unit F Little Catterton Lane Industrial Estate Little Catterton Lane, Tadcaster, LS24 8EA

INDUSTRIAL/FORMER FOOD PRODUCTION FACILITY

57,500 sq ft (5,341.92 sq m)

- 24 hour access
- Secure yard
- Level access loading doors
- Suitable for alternative uses (STP)
- Easy access to A64
- 3 Phase supply
- Level access loading doors
- High bay lighting

0113 2451447

www.cartertowler.co.uk

Summary

Available Size	57,500 sq ft
Rent	£3.50 per sq ft
Business Rates	The unit is currently being re-assessed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Little Catterton Lane Industrial Estate comprises a mix of storage/distribution and cold storage, with Unit F offering a former food production facility. The property can be offered with or without the food manufacturing equipment and therefore can be used solely for storage purposes. The property may be suitable for alternative uses (subject to planning).

Location

Little Catterton Lane Industrial Estate is located 1.2 miles from the centre of Tadcaster accessed via the A64 York Road and conveniently positioned 8 miles east of the A1(M) motorway. J.47 of the A1(M) to Harrogate lies 14 miles north with Leeds City Centre accessed via the M1 motorway is approximately 24 miles south west. With affluent towns such as Tadcaster, Wetherby and Harrogate in close proximity, along with Leeds and York within commutable distance.

Specification

The property benefits from the following:

- * Easy access to the A64
- * 24 hour access
- * Secure yard
- * Level access loading doors
- * Suitable for alternative uses (STP)

Viewings

For viewing arrangements or to obtain further information please contact the agents.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.





Viewing & Further Information



Max Vause 0113 245 1447 maxvause@cartertowler.co.uk



Hazel Cooper 0113 245 1447 hazelcooper@cartertowler.co.uk



Josh Holmes 01132 451 447 joshholmes@cartertowler.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/02/2024