

# Property Particulars

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**FM**  
Fordy Marshall  
LAND & PROPERTY CONSULTANTS



## TO LET

**New High Quality Light Industrial / Trade Counter Unit within Prominent, Established and Successful Business Park on A19**

**Unit 27 Shires Bridge Business Park, Easingwold YO61 3EQ**

**Approx 1,735 sqft (161.18m<sup>2</sup>) including Mezzanine**

- Individual Frontage    ▪ Car Parking / Service Area
- Includes Mezzanine of 435 sqft (40.41m<sup>2</sup>)
- High Speed Fibre Optic Broadband Available (up to 100Mb)

### Location

The property is located on the south side of Easingwold, situated on the A19 approximately mid way between York and Thirsk. Shires Bridge Business Park is an established and successful business park and occupies an excellent and very prominent edge of town position with immediate access to the busy A19. Access is via a private estate road, leading from the A19.

### Description

The unit comprises part of a terrace of three light industrial business premises, within this popular Business Park. Access is via a private estate road, leading from the A19.

The unit has been finished to a high standard of specification including:

- Portal steel framed construction.
- Mezzanine floor complete with office pod and kitchenette area.
- Three phase electricity
- Overhead internal LED low energy lighting and 13 amp wall sockets.
- Parking for 4 Vehicles
- Access to high speed fibre internet (supplied by others)
- Up and Over Powered Vehicle Access Door, and Personnel Door
- Disabled specification WC with hand basin and alarm.

### Services

Mains water, three phase electricity and telecoms will be provided to the units. Foul drainage to be served via a private supply within the Business Park. The agents have not tested services; the incoming Tenants are required to satisfy themselves in respect of availability and condition of the service provision to the subject properties.

### Schedule of Accommodation

The unit provides the following approximate gross internal areas:

Unit 27	Sqm	Sqft
Ground Floor	120.77	1,300
Mezzanine	40.41	435
<b>Total</b>	<b>161.18</b>	<b>1,735</b>

### Planning

Use Classes B1, B2 and B8 permitted.

### Business Rates

The property is assessed for Business Rates with a Rateable Value of £11,250 wef 1st April 2023.

### EPC

A copy of the Energy Performance Certificate will be available on request or can be downloaded from the Fordy Marshall website following completion.

### Rental

Unit 27 is available to let on a new full repairing and insuring lease for a term of years to be agreed, at a rent of £15,500 pa exclusive, payable monthly in advance by standing order. Flexible lease terms are available but our client has a preference for terms of at least 3 years.

### Maintenance Costs

There will be an annual contribution to site maintenance costs, currently set at circa £400 pa plus VAT, reviewable annually.

### VAT

All rents quoted are exclusive of VAT. Please note VAT will be payable on the rent and all other outgoings

### Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

### Viewing / Further Information

Viewing is strictly by appointment with the joint letting agents:

#### Fordy Marshall

Bowcliffe Hall, Bramham, Wetherby LS23 6LP

Contact: Christopher Fordy

Direct Dial: 01937 918 088

Email: christopherfordy@fordymarshall.com

#### Lawrence Hannah

5 St Marys Court, Blossom Street, York YO24 1AH

Contact: Miles Lawrence

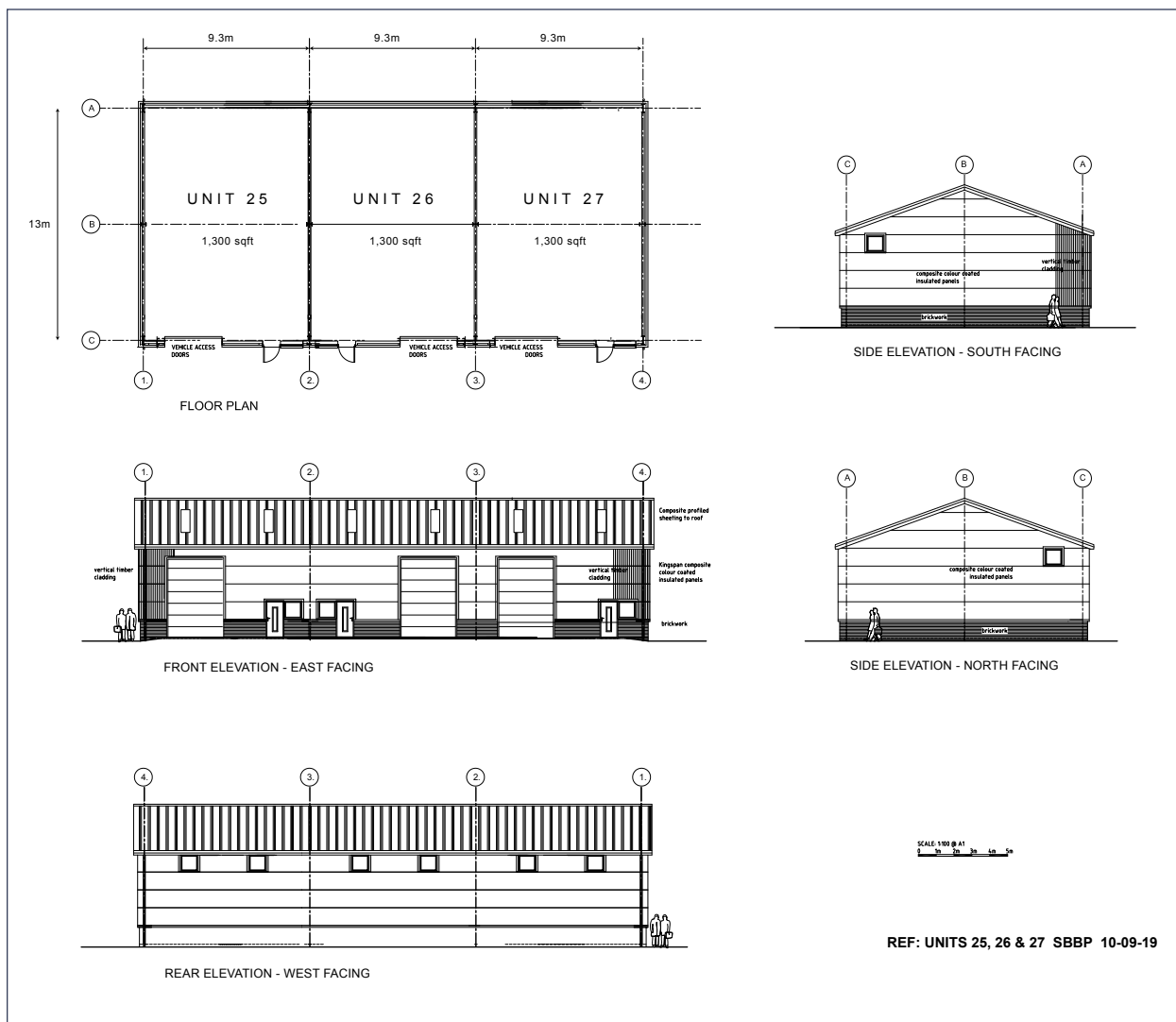
Direct Dial: 01904 659 800

Email: milesl@lh-property.com

Particulars Prepared August 2023.

Photos Taken Aug 2023.

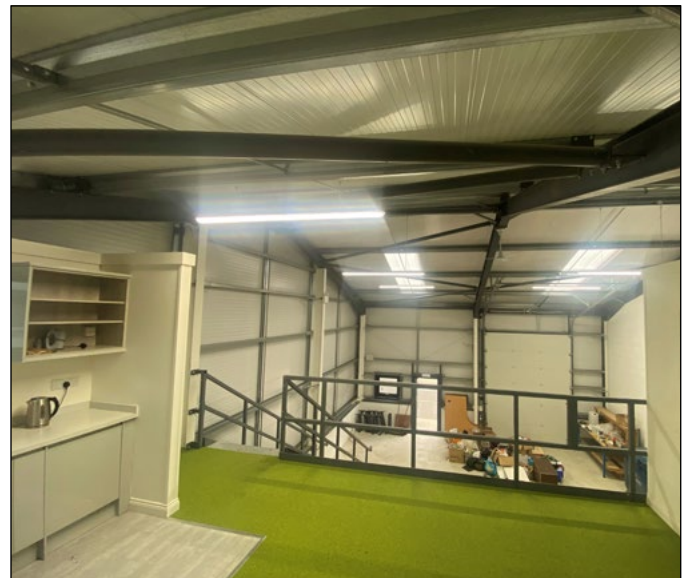
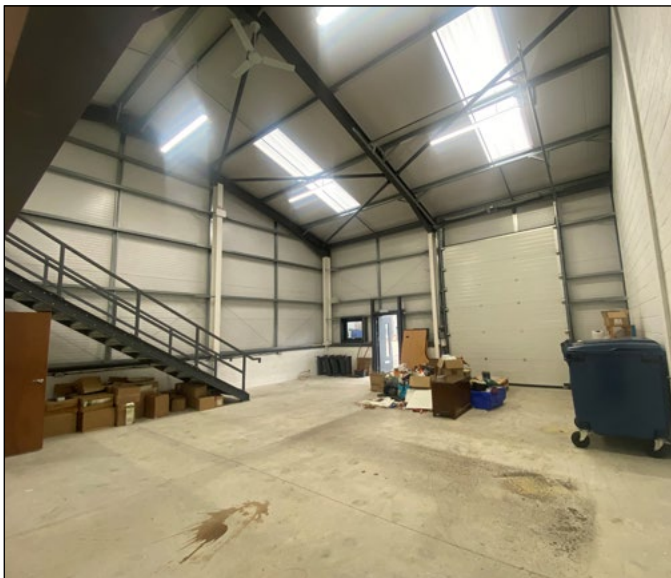
## Shires Bridge Business Park, Easingwold



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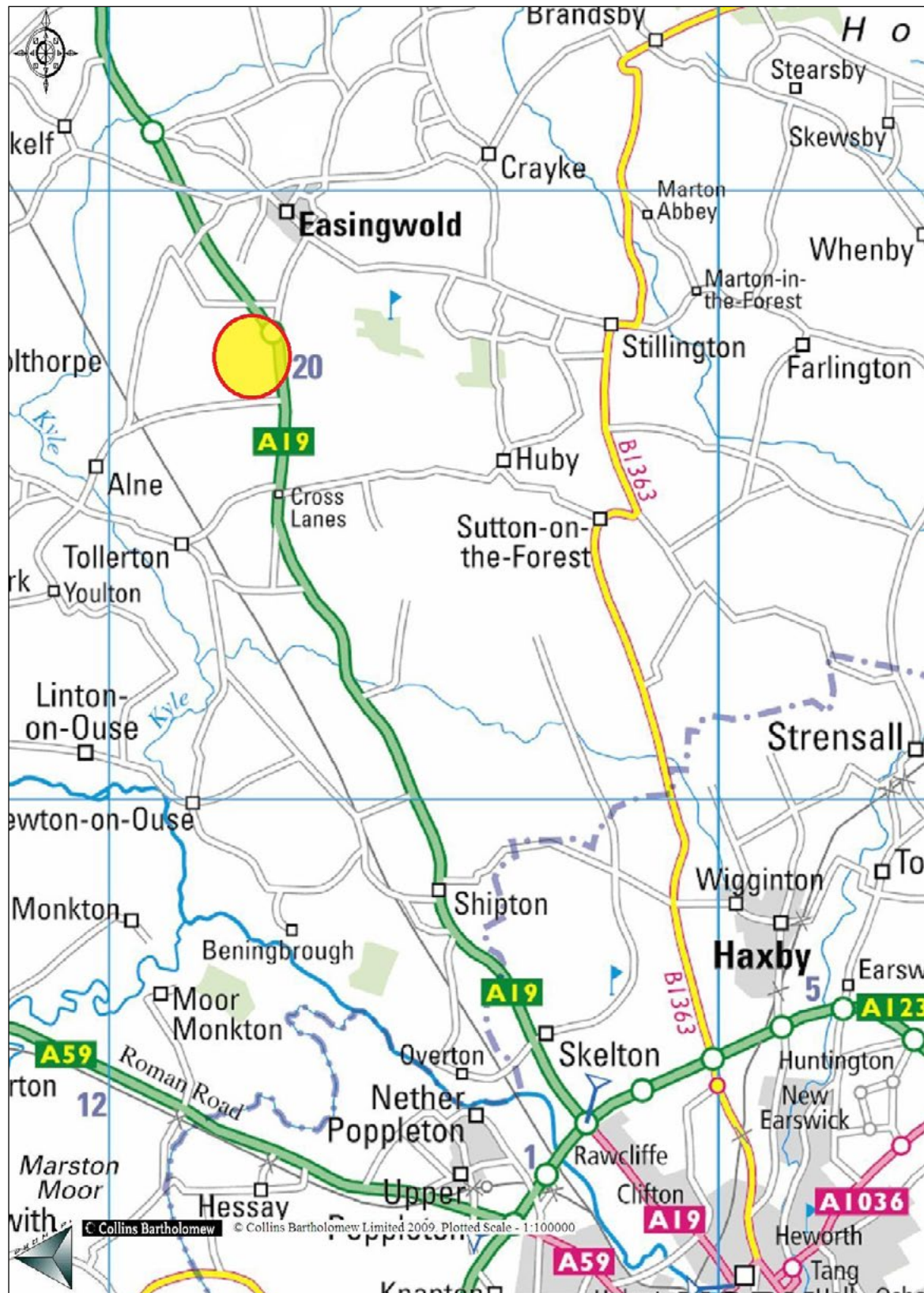


## Shires Bridge Business Park, Easingwold





## Shires Bridge Business Park



Plan for Identification Purposes Only. Not to Scale