

# Property Particulars

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**FM**  
Fordy Marshall  
LAND & PROPERTY CONSULTANTS



## TO LET

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

**Unit 1 Shires Bridge Business Park, Easingwold YO61 3EQ**

**Gross Internal Floor Area Approx 2,775 sq ft (257.79 m<sup>2</sup>)**

- Individual Frontage
- 5 Dedicated Parking Spaces
- Secure External Compound of 1,622 sq ft (150.66 m<sup>2</sup>)
- Quality Integrated Mezzanine Office Space
- 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 an end terrace, forming part of three light industrial units. A steel portal framed building with a combination of insulated cladding and feature timber panelling to the front corner, built off low level brick faced cavity walls. A secure fenced service and compound area has been created at one end of the building.

Internally, the building has been sub-divided to provide a ground floor reception area with stairs leading to upper mezzanine office accommodation. A kitchen/staff canteen area leads from the reception into the principal warehouse area. Access to the warehouse can also be gained via a full height electric roller shutter loading door, with pedestrian access from the secure fenced service and compound area adjoining the building. Further low level storage/racking is accessed from the main warehouse space.

The warehouse area has a reinforced powder floated concrete with integrated translucent roof lights and high bay suspended halogen lights.

The first floor mezzanine offices offer good natural light and have been furnished to a high standard with suspended ceilings, recessed lighting and perimeter data trunking.

A unisex WC, and disabled WC are both located at ground floor level.

### 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 ingoing 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 1	Sq ft	Sqm
Ground Floor	2,100	195.09
First Floor	675	62.70
<b>Total</b>	<b>2,775</b>	<b>257.79</b>
<b>External Compound</b>	<b>1,622</b>	<b>150.66</b>

### Planning

The unit has a Use Class B2 classification.

### Business Rates

The premises have a current rateable value of £14,500 (Feb 2021). Interested parties should make their own enquiries to Hambleton District Council on 01609 779 977.

### EPC

The property has an EPC Rating of B37. A copy of the Energy Performance Certificate is available on request or can be downloaded from the Fordy Marshall website.

### Rental

Unit 1 is available to let on a new full repairing and insuring lease for a term of years to be agreed, at a rent of £22,500 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, reviewed annually.

### VAT

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

### 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  
Mobile: 07809 202 300  
Email: christopherfordy@fordymarshall.com

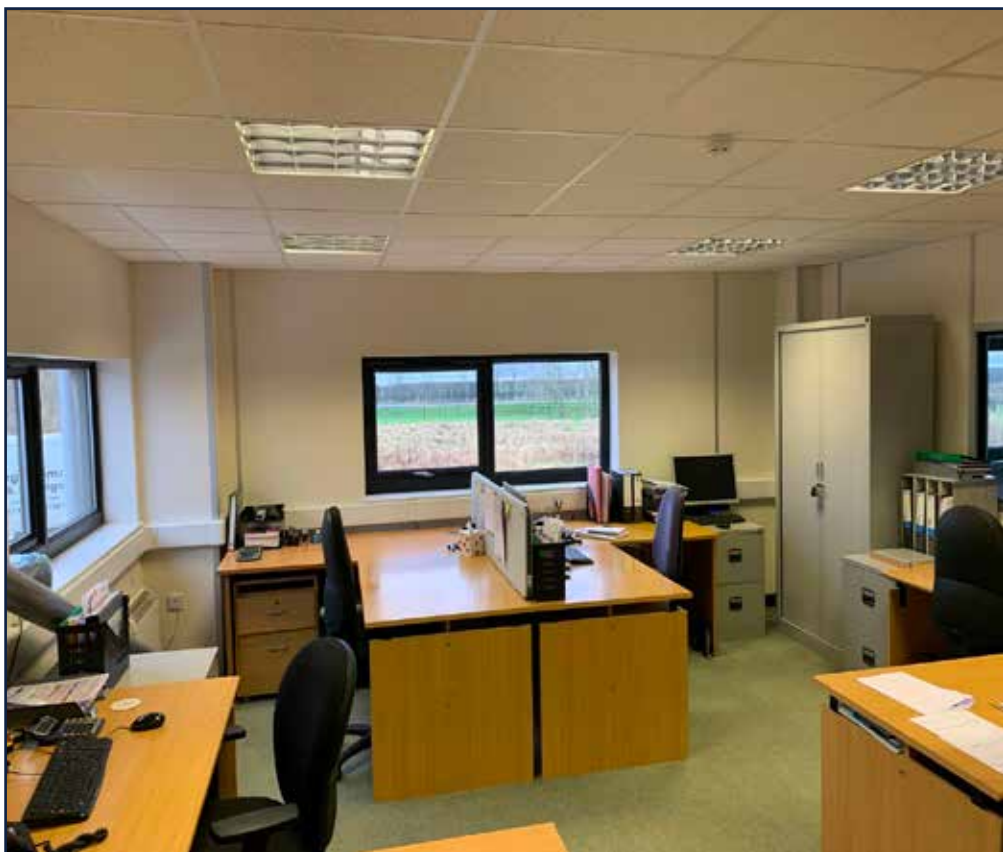
#### Lawrence Hannah

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

Contact: Miles Lawrence  
Direct Dial: 01904 659 800  
Email: milesl@lh-property.com

Particulars Prepared February 2021

**Unit 1**  
**Shires Bridge Business Park, Easingwold**

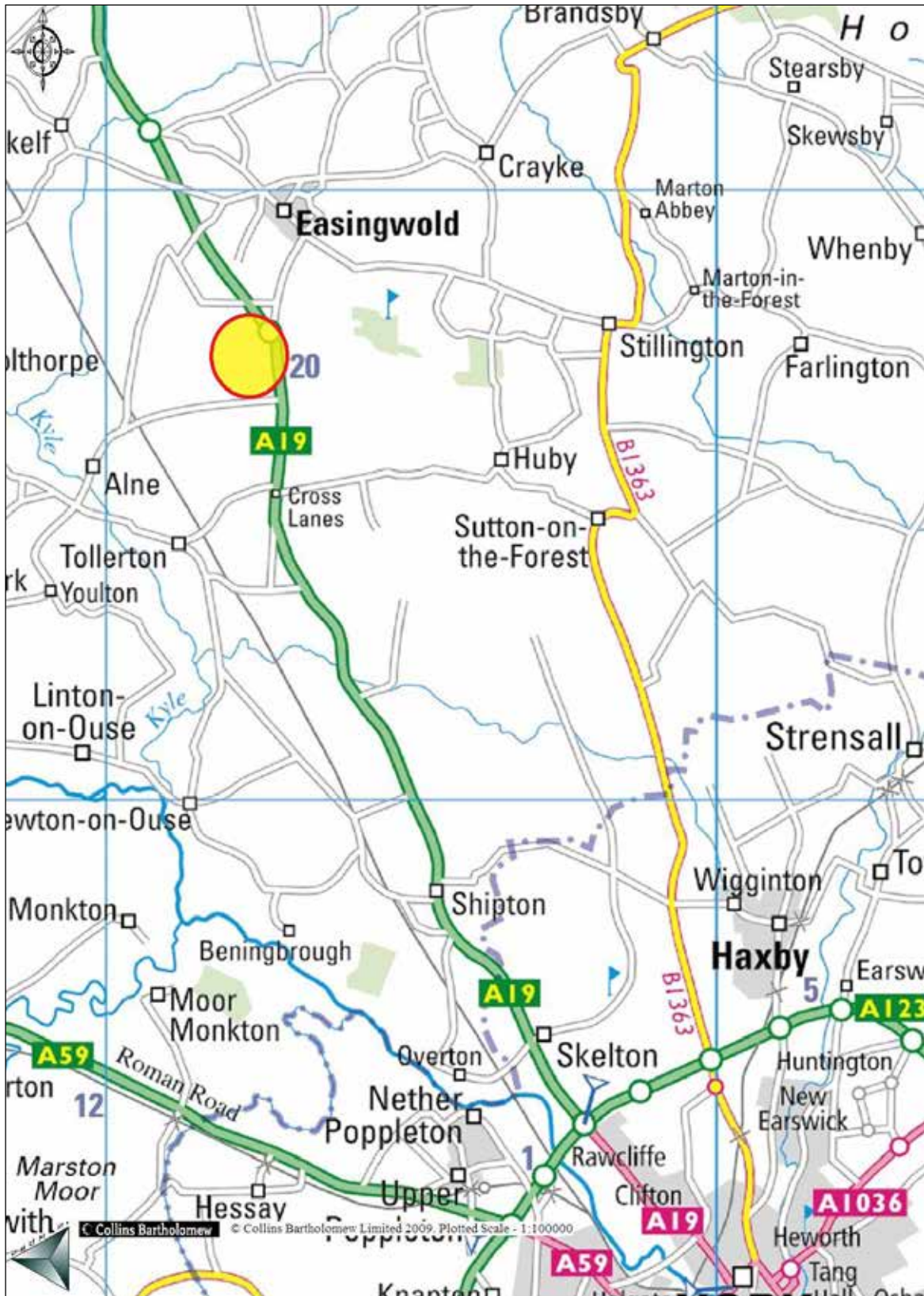


## Shires Bridge Business Park, Easingwold



Plan for Identification Purposes Only. Not to Scale

### Shires Bridge Business Park



Plan for Identification Purposes Only. Not to Scale