



TO LET – PRELIMINARY PARTICULARS

Modern High Quality Warehouse/Light Industrial Unit with Offices

Unit 1 Manse Lane Industrial Estate, Knaresborough, North Yorkshire HG5 8LF

- Approx 9,200 sqft (855 sqm)
- Good access to J47 A1(M) via A59
- External Yard Area and Car Parking
- To be Refurbished – Available Spring 2023

Property Particulars

01937 918 088
fordymarshall.com

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Fordy Marshall
LAND & PROPERTY CONSULTANTS

Location

The property is located on the well established Manse Lane Industrial Estate which lies approx 1 mile to the east of Knaresborough town centre. Harrogate is approx 4 miles to the south west, and Leeds some 20 miles to the south.

Manse Lane offers relatively easy access to the A1(M) at J47, via the A59 Harrogate/Knaresborough bypass, located some 3 miles away to the east.

Description

This is a modern warehouse, constructed in one bay, with good quality offices to the front and side elevation.

Of single span steel portal frame, with two level access loading doors, and an eaves height of approx 6m to underside of beam. The premises have a reinforced concrete floor, brick and block walls, and pitched insulated roof incorporating approx 25% translucent panels. (The unit also incorporates high level crane rails, which could allow for the re-instatement of a travelling gantry overhead crane, if required.)

The offices are single storey with suspended ceilings, electric heating, double glazing and also incorporate a staff canteen area, WC's and Kitchenette.

Externally the property benefits from a concrete and part tarmacadam loading area to the front, together with additional yard space to the north elevation, which can either accommodate car parking or materials/Plant & Machinery storage.

Schedule of Accommodation

The property comprises the following approximate Gross Internal floor areas:

	Sqft	Sqm
Warehouse/Light Industrial	8,000	743.22
Single storey Offices	1,200	111.48
TOTAL	9,200	854.70

Services

We understand that the property is connected to mains water, drainage, gas telecoms and three phase electrics.

The agents have not tested the services, nor can they vouch for capacity or availability. Ingoing tenants are required to satisfy themselves in respect the availability and condition of the services provision at the subject premises.



Business Rates

The Property is valued for Business Rates as follows:

Description	Local Authority Reference	Rateable Value
Unit 1 Manse Lane Warehouse & Premises	NO6015309161 Effective Date 1st April 2017	£55,000

The current Uniform Business Rate (2022/23) is 49.9p in the £.

EPC

To be supplied.

Terms

The premises are available to be let on a new FRI lease on market terms. Preference will be given to leases of at least 5 years duration, ideally longer.

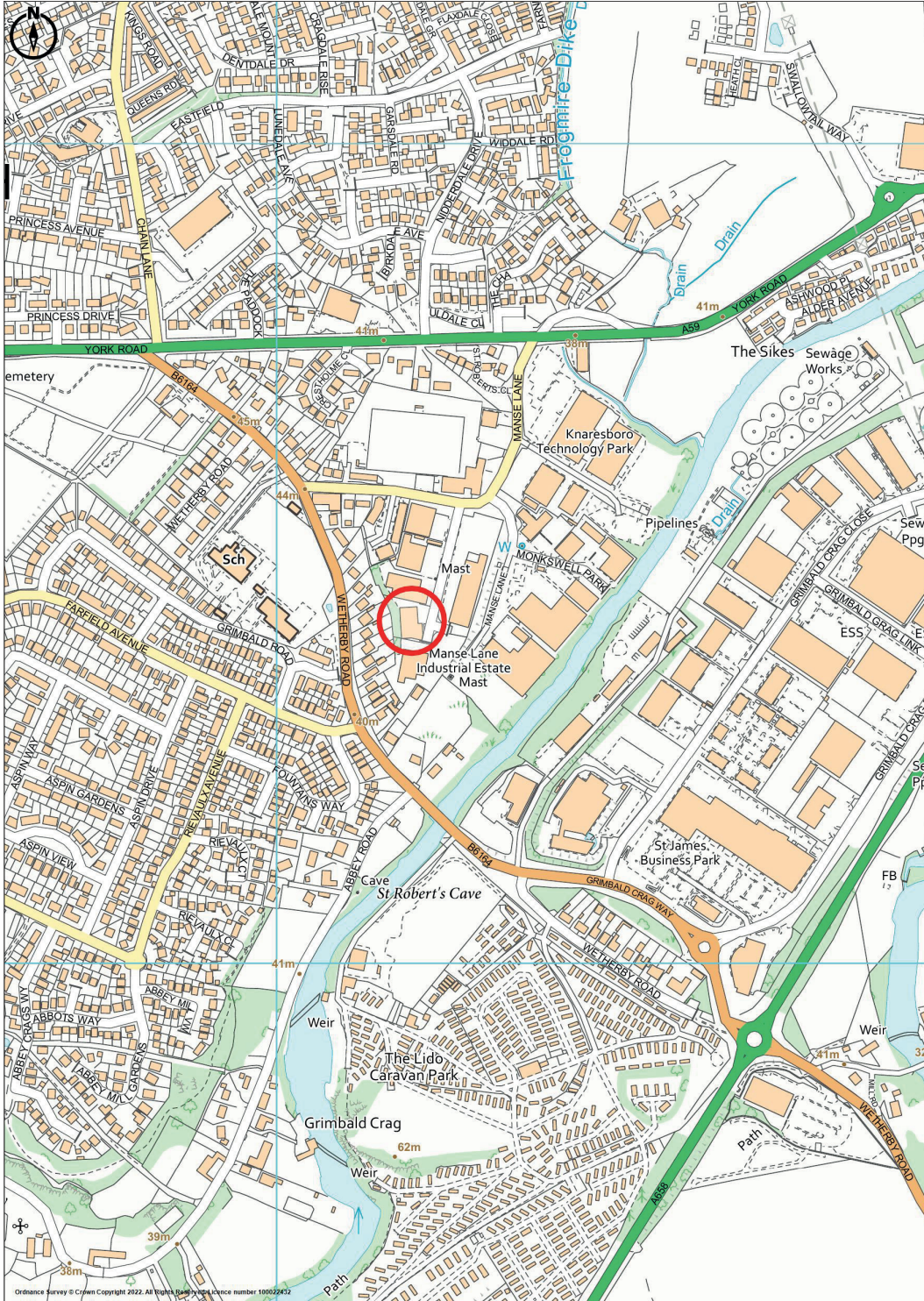
Quoting Rent

On application. (Rental to be confirmed once the refurbishment works are complete).

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Viewing

To be arranged via prior appointment with the joint letting agents. Please contact either:

Fordy Marshall

Bowcliffe Hall, Bramham,
Wetherby LS23 6LP
Christopher Fordy Esq
Mob: 07809 202300
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Or

Robert Austin & Co

Matthew Austin Esq
Tel: 0113 245 0905
E: matthew.austin@robert-austin.co.uk

Further Information

Further information, including supporting documentation can be downloaded via the Agents website: www.fordymarshall.com

Via Property Search – Industrial Property/Unit 1 Manse Lane

Particulars Prepared: October 2022

Photos Taken:

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