

Property Particulars

01937 918 088
fordymarshall.com

FM
Fordy Marshall
LAND & PROPERTY CONSULTANTS



TO LET

Modern High Quality Warehouse/Light Industrial Unit with Offices

**Unit 2 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
- Comprehensive refurbishment completed July 2023

Property Particulars

01937 918 088

fordymarshall.com

FM
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.

The owners have recently undertaken a comprehensive refurbishment of the property, to include, repainted panelling, flooring and walls throughout, new electric loading doors, new carpeting and electric heating to offices, new WC's and many other improvements.

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, telecoms and three phase electrics. The unit is fitted with an Electric car charging port

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 2 Manse Lane Warehouse & Premises	NO6015309162 Effective Date 1st April 2017	£53,500

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

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

£80,000 pa exclusive.

VAT

The property is elected for VAT. VAT will be levied on the rent and all outgoings.

Property Particulars

01937 918 088
fordymarshall.com

FM
Fordy Marshall
LAND & PROPERTY CONSULTANTS

Energy performance certificate (EPC)

NEW HARROGATE LOAN STORE
Unit 2
Manse Lane
KNARESBOROUGH
HG5 8LF

Energy rating

D

Valid until: 29 January 2029

Certificate number: 0371-0931-6619-8299-2006

Property type

C2 Residential Institutions - Hospitals and Care Homes

Total floor area

1,043 square metres

Rules on letting this property

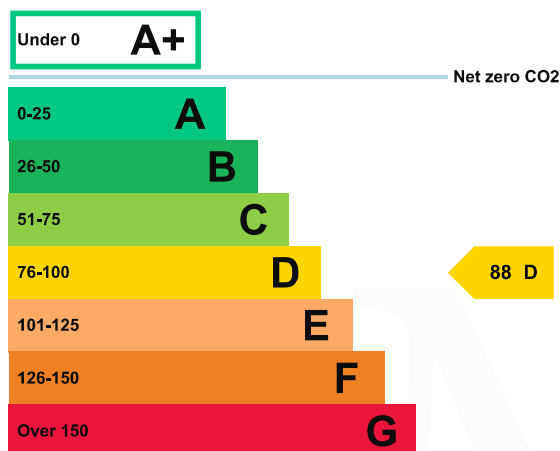
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Property Particulars

01937 918 088
fordymarshall.com

FM
Fordy Marshall
LAND & PROPERTY CONSULTANTS



Property Particulars

01937 918 088
fordymarshall.com

FM
Fordy Marshall
LAND & PROPERTY CONSULTANTS

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
E: christopherfordy@fordymarshall.com

Or

Robert Austin & Co

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

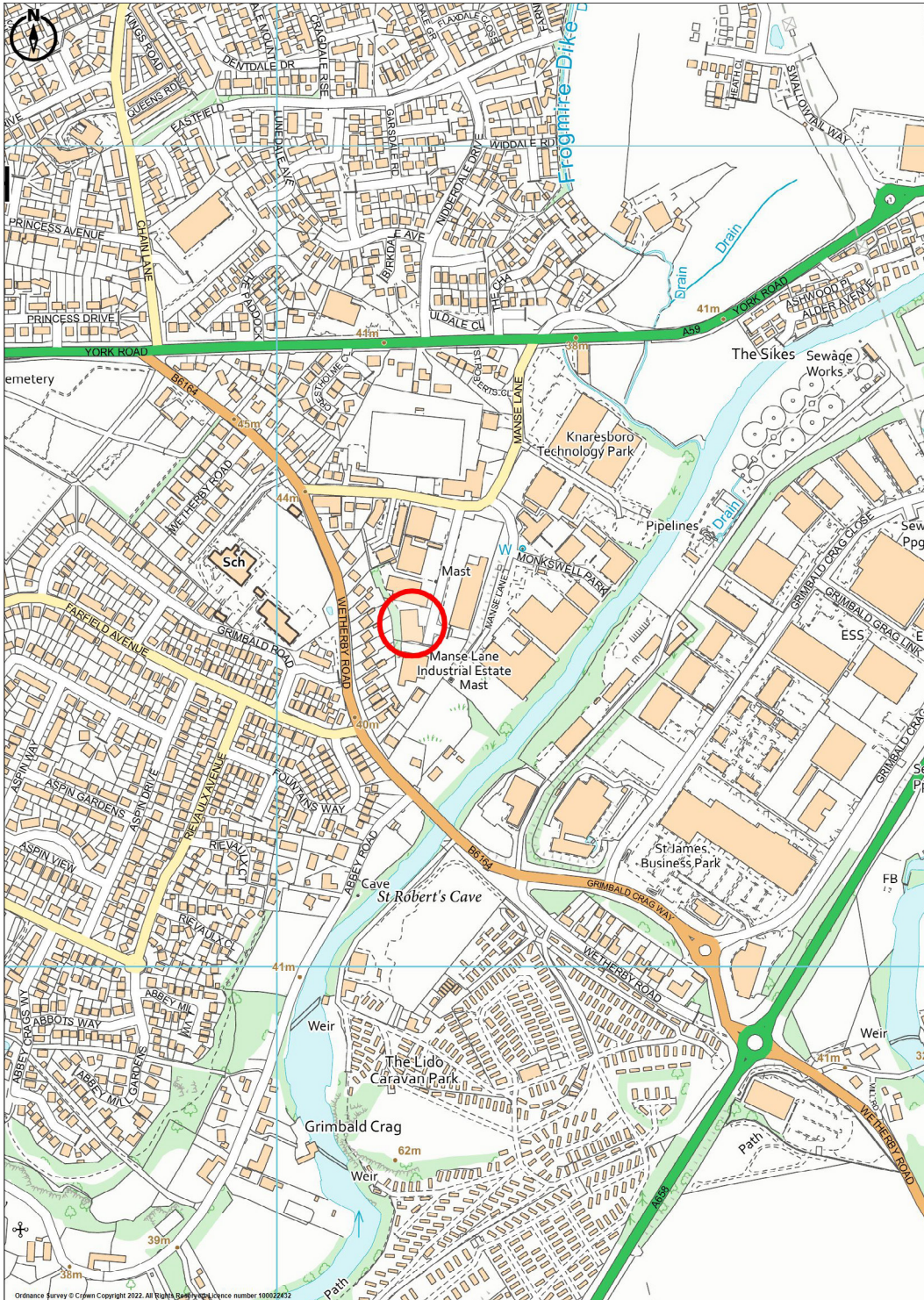
Further Information

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

Via Property Search – Industrial Property/Unit 2 Manse Lane

Particulars Prepared: November 2022/updated June 2025

Photos taken: July 2023



If you require this publication in an alternative format, please contact Fordy Marshall on 01937 918 088. **IMPORTANT NOTICE** Fordy Marshall for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details given are in good faith, and are believed to be correct, but any intending purchasers or lessors should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Fordy Marshall has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fordy Marshall, nor enter into any contract on behalf of the vendor or lessor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let, or withdrawn. **MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. No Services have been tested. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.