

# Property Particulars

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## TO LET

Modern Light Industrial Unit with Mezzanine Floor

**Unit 12 Harrogate Business Park, Bardner Bank, Harrogate HG3 2FN**

- Approx 2,743 sqft (254.82 sqm)

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## Location

The premises are located on the newly developed and recently completed Harrogate West Business Park which is situated off Burley Bank Road and Penny Pot Lane, on the West side of the town. The town centre lies some 3 miles away, and the A59 Skipton Road some 0.5 miles away to the north.

Official Address: Unit 12 Bardner Bank, Killinghall, Harrogate

Post Code: HG3 2FN

## Description

The property comprises a newly constructed high specification business unit suitable for a range of uses.

The building is constructed with part steel cladding panels and part facing brick/block work under a pitched roof with circa 25% translucent roof lights. Internally the unit is fitted with a small office/reception area, and tea point, within the warehouse and WC facilities.

The property benefits from the following summary specification:

- Roller Shutter level access Loading Door
- Min eaves height of approx. 6 m
- 3 Phase Electric Supply
- 30 KN/m<sup>2</sup> floor loading
- Shared frontage yard area with 3 parking spaces
- Mezzanine Storage area

## Schedule of Floor Areas

Floor	Sqft	Sqm
Ground Floor Warehouse	2,013	187.01
Mezzanine	729	67.72
<b>TOTAL</b>	<b>2,743</b>	<b>254.82</b>

## Business Rates

We understand that the property is currently assessed as follows:

Date	Description	Rateable Value
Wed 1st April 2023	Warehouse & Premises	£28,500

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## Services

We are advised that the property is connected to 3 phase electric, water, telecoms, and foul drainage. The agents have not tested services; ingoing tenants are required to satisfy themselves in respect of availability and condition of the service provision to the subject property.

## EPC

The property has an EPC Rating – B.

Certificate Ref: 6396-8079-8121-0525-8437

## VAT

The property has been elected for VAT, hence VAT will be levied on the rent.



## Leasing Terms

The property is offered to let at a quoting rental of £36,000 pa plus VAT, exclusive of business rates and all other outgoings, by means of a new Full Repairing and Insuring occupational lease for a term to be agreed. Preference will be given to leases of at least 5 years duration.

The rent will be payable quarterly in advance.

A contribution will be payable for the annual building's insurance premium in addition to the rent.

## Service Charge

The Tenant will be responsible for payment of an annual Estate Service Charge to cover a fair contribution towards the costs of maintaining and repairing the common parts of the Business Park. The payment rate for 2023/24 will amount to £0.90 per sqft.

## Legal Costs

Each party will pay their own legal costs.

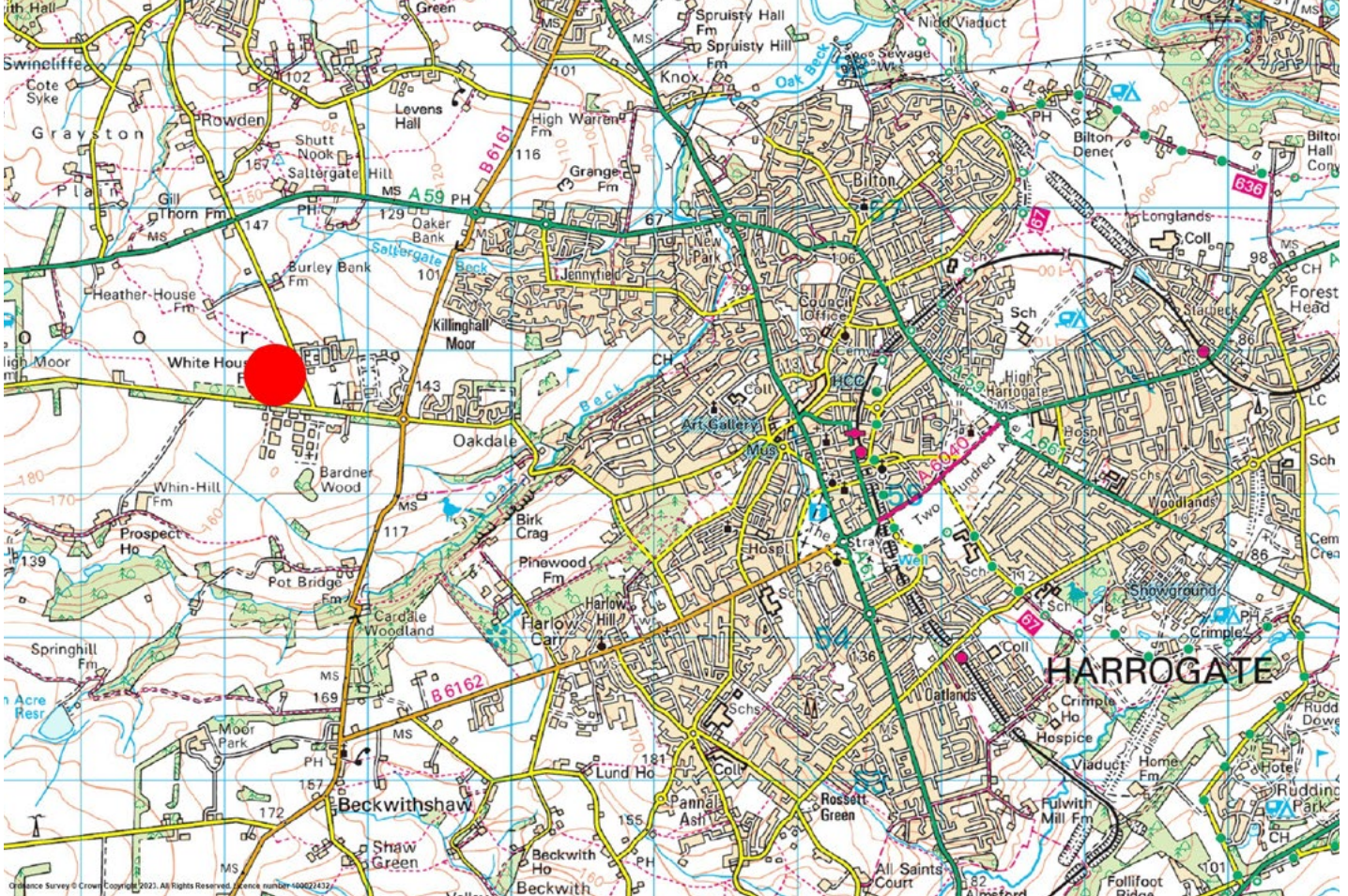
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## Viewing/Further Information

Viewing is strictly by appointment with the agents:

### Fordy Marshall

Bowcliffe Hall, Bramham, Wetherby LS22 6LP

Contact: Christopher Fordy

Mobile: 07809 202300

Email: [christopherfordy@fordymarshall.com](mailto:christopherfordy@fordymarshall.com)

Or

### Carter Jonas

Contact: Chris Hartnell

Mobile: 07800 572007

Email: [chris.hartnell@carterjonas.co.uk](mailto:chris.hartnell@carterjonas.co.uk)

Particulars prepared: September 2023. Reference FM113

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