

# Property Particulars

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## TO LET

Modern Light Industrial Unit with Mezzanine Floor

**Unit 11 Harrogate West Business Park,  
Bardner Bank, Harrogate HG3 2FN**

■ Approx 2,128 sqft (197.70 sqm)

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## Location

The premises are located on the newly developed 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 11 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:

- Warehouse/Workshop with Electric Overhead lighting and painted concrete floor
- Roller Shutter level access Loading Door (3.6m x 4m)
- Min eaves height of approx. 6 m
- 3 Phase Electric Supply
- 30 KN/m2 floor loading
- Shared frontage yard area with 3 parking spaces
- Mezzanine Office/Storage area

## Schedule of Floor Areas

Floor	Sqft	Sqm
Ground Floor Warehouse	1,579	146.7
Mezzanine	549	51.0
<b>TOTAL</b>	<b>2,128</b>	<b>197.7</b>

## Business Rates

We understand that the property is currently assessed as follows:

Date	Description	Rateable Value
Wef 1st April 2023	Warehouse & Premises	£21,000



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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: 5710 –7522– 4344 – 8189 – 4490

(NB for this EPC assessment the premises are listed as Unit B2, which has subsequently been altered to Unit 11).

## 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 £28,725 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 2025/26 will amount to £0.90 per sqft.

## Legal Costs

Each party will pay their own legal costs.

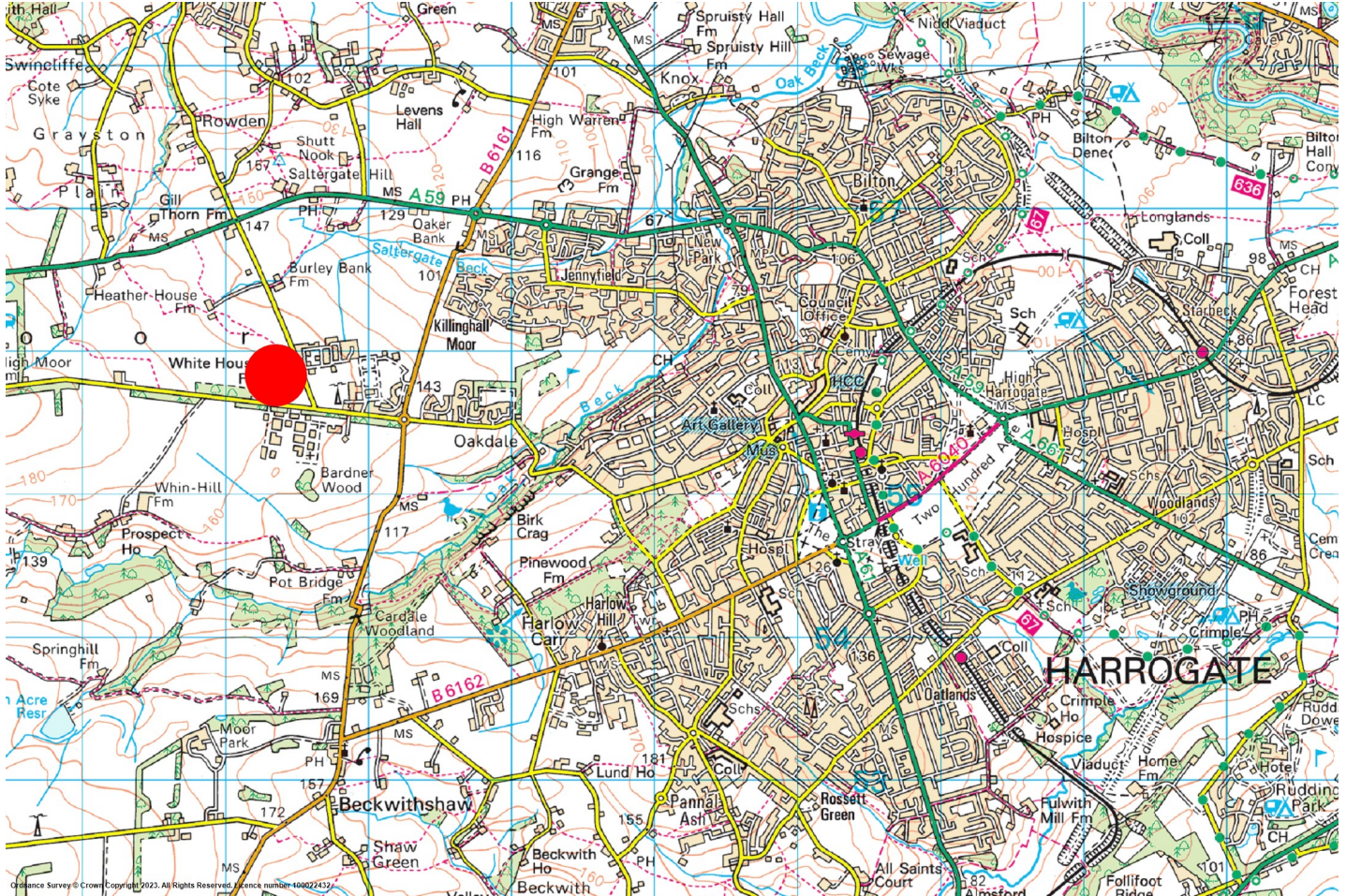


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## Viewing/Further Information

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: Rich Harris

Mobile: 07808 290894

Email: [rich.harris@carterjonas.co.uk](mailto:rich.harris@carterjonas.co.uk)

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