

TO LET

INDUSTRIAL UNIT

2,390 SQ.FT (222 SQ.M)



**UNIT 4
GUARDIAN PARK
STATION ROAD INDUSTRIAL ESTATE
TADCASTER
LS24 9SG**

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com

LOCATION

Guardian Park is located on Station Road Industrial Estate in the centre of Tadcaster.

Unit 4 benefits from a roadside presence to Leeds Road (A659) which connects directly to the A64 Leeds/York Road.

DESCRIPTION

Unit 4 comprises part of a terrace of units of steel portal frame construction with profile clad roof and brick walls with approximately 10% rooflights.

The unit is open plan with roller shutter and pedestrian door access, wc and loading area.

There is car parking within the grounds of Guardian Park.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and has a Gross Internal Floor as follows:-

Ground Floor Warehouse	222 sq.m.	2,390 sq.ft.
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TERMS

The premises are available by way of a new FRI lease for a term of years to be agreed at a rental of **£12,000 per annum exclusive**.

RATING

The property has a rateable value of £11,250.

ENERGY PERFORMANCE CERTIFICATE

Awaited.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices and rents are quoted exclusive of, but may be subject to, VAT.

VIEWING/FURTHER INFORMATION

Via Brackenridge Hanson Tate, tel: 0113 244 9020, Mathew Halliwell – mathew@bht.uk.com