



# TO LET

## HIGH-SPEC, MODERN OFFICE

on established Business Park  
1,350 SQ.FT. (125.42 SQ.M)



**UNIT 4**  
**WHITFIELD BUSINESS PARK**  
**MANSE LANE**  
**KNARESBOROUGH**  
**HG5 8LF**

**address.** 6 Lisbon Square, Leeds, LS1 4LY

**tel.** 0113 244 9020 **fax.** 0113 244 1104 **web.** [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

Whitfield Business Park was developed in the mid-2000s, in the popular Manse Lane commercial area to the south of Knaresborough Town Centre.

Knaresborough is a popular market town close to Harrogate which offers local shopping and a railway station, with direct links to Harrogate, Leeds and York. Manse Lane is directly off the A59 Harrogate to York Road which in turn links to Junction 47 of the A1(M) to the east.

## DESCRIPTION

A two storey, modern, mid-terrace office building. Currently the space is arranged via a mix of open plan and cellular office space plus boardroom, kitchen, toilets and stores. There are raised floors throughout, double glazing, suspended ceiling with recessed lighting and gas central heating.

In addition the property has the added benefit of 4 dedicated car parking spaces.



## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice as follows:-

Ground Floor	675 sq.ft.	62.71 sq.m.
First Floor	675 sq.ft.	62.71 sq.m.
<b>Total GIA</b>	<b>1,350 sq.ft.</b>	<b>125.42 sq.m.</b>

## TERMS

The property is available by way of a new full repairing and insuring lease at a rent of **£20,000 per annum exclusive**.

## RATING

We understand the property has a rateable value of £13,000 per annum, giving an approximate rates payable of £6,240 pa.

## EPC

The property has been independently assessed and certified as falling within Band C(65). A copy of the EPC is available on request.

## VAT

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

## VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate  
Att: Mathew Halliwell - [mathew@bht.uk.com](mailto:mathew@bht.uk.com)

**SUBJECT TO CONTRACT**  
**Prepared – March 2018**

These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Brackenridge Hanson Tate nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents and prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.