



TO LET

SMALL MODERN INDUSTRIAL UNIT

985 SQ.FT. (92.5 SQ.M)



**UNIT 4B
UPPER WENSLEYDALE BUSINESS PARK
HAWES
NORTH YORKSHIRE
DL8 3UZ**

address. 6 Lisbon Square, Leeds, LS1 4LY

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

LOCATION

The property is located on the established Upper Wensleydale Business Park situated approximately ½ a mile from Hawes Town Centre with access from Brunt Acres Road.

The estate is a modern estate serving Upper Wensleydale with tenants including Ribblesdale Cheese, GTEC, Wensleydale Pottery, Broughton Minerals and N A Dinsdale Building & Roofing Contractors.

DESCRIPTION

The property is of modern, semi-detached steel industrial unit built in 2010 benefitting from an eaves height of 4.4m (13'2"). The property is clad in artificial stone with double skin steel cladding roof. There is a single manually operated loading door to the front with a small reception/office area at the front of the unit.

The unit has private car parking and a service yard to the front.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and has a Gross Internal Area of **985 sq.ft. (92.5 sq.m)**

SERVICES

3 phase electricity and water are connected.

TERMS/RENT

The premises are available on a new FRI flexible agreement, at a rent of **£5,250 per annum exclusive**.

RATEABLE VALUE

We understand the unit has a rateable value of £5,000.

EPC

The property has been independently assessed and certified as falling within Band C (64). A copy of the EPC is available on request.

FURTHER INFORMATION/VIEWINGS

Via the sole agents, Brackenridge Hanson Tate:-

Att: David Brackenridge
Tel: 0113 244 9020
Email: david@bht.uk.com

Subject to Contract
December 2018