

INDUSTRIAL UNIT WITH SURPLUS LAND TO LET



UNIT 8, FOLLIFOOT RIDGE BUSINESS PARK, PANNAL ROAD, HARROGATE, HG3 1DP

- 957.27 sq.m (10,304 sq.ft)
- Workshop / Warehouse / Industrial Unit
- 0.7 acre fully secured yard
- Good access to the A1 (M)
- Established rural business park

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Follifoot Ridge Business Park is located in the Harrogate district of North Yorkshire approximately 1 mile to the west of Follifoot village and 3 miles south of Harrogate Town Centre, with good access to the A1 (M) just off the A658 which forms the Harrogate Southern Bypass, which in turn links with the A61 Harrogate/Leeds Trunk Road. It is well located to serve Harrogate, York, North Leeds and the surrounding area.

The highly successful business park is accessed via Pannal Road and is situated in an attractive rural surrounding close to the historic Ridding Park Hotel & Spa, Ridding Holiday Park and Harrogate RUF.C. Occupiers on the park include Harrogate Jaguar Specialists, Coupling Services Ltd, AKTIV Design, Midamotion, HG3 Gym, Yorkshire Heatpumps and Earthmill Maintenance.

DESCRIPTION

The property comprises a single storey industrial unit refurbished for use as a warehouse or workshop premises with an eaves height of 3.9m (12'10"). The elevations are blockwork to a plinth and clad thereafter in timber cladding. The roof is metal clad incorporating approximately 20% rooflights. There is a roller shutter door with servicing from the west side of the unit with access via a side door as the east side.

Internally the property benefits from an open plan warehouse, office, staff canteen facilities and WC's.

Externally the property is serviced by a fully secured yard with access gates from both the east and west sides of the unit.

The property has recently been used for vehicle preparation and storage and would ideally suit a similar use.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and provides the following Gross Internal Floor Areas:-

Warehouse	884.21 sq.m	9,518 sq.ft
Office	73.06 sq.m	786 sq.ft
Total GIA	957.27 sq.m	10,304 sq.ft

YARD AREA

The property benefits from an oversized yard which totals 0.7 acres (0.28 Ha). Consideration will be made to letting the unit with a reduced yard area and letting the surplus land of 0.33 acres separately.

TERMS

The premises are available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£69,350 per annum** exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value £26,000
Rates Payable £12,974 (approx.)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (77). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

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

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Jan 2022

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.