

LIGHT INDUSTRIAL UNIT TO LET



UNIT 2B, FOLLIFoot RIDGE BUSINESS PARK, PANNAL ROAD, HARROGATE, HG3 1DP

- 164.16 sq.m (1,767 sq.ft)
- Suitable for a wide variety of B1 & B8 uses including showroom, food preparation and trade counter
- 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 and 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 Rudding Park Hotel & Spa, Rudding Holiday Park and Harrogate RUFC. 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 steel portal frame industrial unit with blockwork elevations to the front and thereafter clad in profile metal cladding to the side and rear, with a metal clad roof. The unit has an eaves height of 2.5m (8'2") and is serviced by French doors and a single door to the front, together with access via doors to the side and rear. There is potential for a roller shutter to be installed if required.

Internally the property benefits from an open plan warehouse/workshop, office, kitchen facilities and WC's.

The property has recently been used for food preparation and would suit a similar use as well as a variety of B1 and B8 uses.

ACCOMMODATION

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

| | | |
|------------------|--------------------|--------------------|
| Warehouse | 118.11 sq.m | 1,272 sq.ft |
| Office | 46.00 sq.m | 495 sq.ft |
| Total GIA | 164.11 sq.m | 1,767 sq.ft |

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 **£18,000 per annum exclusive**.

The tenant will be required to contribute to the common service charge which is approximately £1,883.69 per annum and insurance which is approximately £370.10 per annum.

RATES

We understand the property is assessed as follows:-

Rateable Value £12,250

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 (86). 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
June 2023