# LIGHT INDUSTRIAL UNIT TO LET





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

- 235.97 sq.m (2,540 sq.ft)
- Suitable for a wide variety of uses
- 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 Dickson Timber, AKTIV Design, Midamotion, HG3 Gym, Yorkshire Heatpumps and Earthmill Maintenance.

The estate benefits from an electric security gate at the entrance and CCTV covering the whole business park.

#### 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, with a metal clad sloped roof with an eaves height of 4.32m and 7.5m at the highest point. The unit is serviced by an electric roller shutter door (3.2m H x 3.26m W) to the front.

Internally the property benefits from an open plan warehouse/workshop with two offices, a kitchenette and male and female wc facilities.

#### ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of 235.97 sq.m (2,540 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 **£25,000 per annum exclusive**.

The tenant will be required to contribute to the common service charge, which is approximately £3,413.41 per annum for this service charge year and insurance which is £494.50 exclusive for this insurance year.

#### RATES

We understand the property is assessed as follows:-

Rateable Value: £16,500 Rates Payable: £8,233.50 (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 E (107). 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:

#### **Tom Grimshaw**

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> Subject to Contract May 24

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide winking with a view to taking up negotations but they are otherwise not intended to be property or properties up in any way or for any purpose with a view to taking up negotations but they are otherwise not intended to be any way are for any purpose of the contents. The vendor labelity or the property or domine any may or for any purpose of the contents. The vendor does not hereby make or give nor does any Partner or employee of Brackennidge Hanson Tate have any authority to make or give any representation or warranty whatseever and the property should satisfy himself by inspection or or berviews of each statement contained in these particulars. The vendor is to be, or 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 expressive stated, offers will be considered only using to contract.