

INDUSTRIAL UNIT WITH YARD TO LET



OUTBUILDINGS AT LITTLE CATTERTON LANE, TADCASTER, LS24 8EA

- High bay industrial unit with 6.2m eaves
- Substantial concreted yard area
- Direct access off the A64 dual carriageway
- Established commercial location

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

LOCATION

The property is located on Little Catterton Industrial Estate which fronts the A64 dual carriageway, with direct access to the A659, linking Tadcaster with the A64.

DESCRIPTION

The property is a high bay industrial unit with an eaves height of 6.2m, benefitting from a substantial concreted yard area with a small log store. The site is secured by palisade fencing around the entire perimeter.

At present the unit has single phase power, although three-phase can be fitted prior to occupation. A klargestер will also be installed so the unit has the necessary 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 **186.26 sq.m / 2,004.93 sq.ft**

The total site area extends to approximately **0.412 acres**. A site plan with the subject property highlighted in red is attached.

TERMS

The property is available by way of a new fully repairing and insuring lease for a minimum term of 3 years at a rent of **£15,000 per annum** exclusive of VAT, payable quarterly in advance.

RATES

Currently awaiting reassessment.

ENERGY PERFORMANCE CERTIFICATE

N/A

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
Feb 25

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 any way 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.

Estate Plan

