



TO LET - WAREHOUSE - 38,799 SQ.FT

Unit E | Little Catterton Lane | Tadcaster | LS24 8EA



- 38,799 sq.ft (3,604.43 sq.m) warehouse
- Situated immediately adjacent to the A64 dual carriageway
- Excellent connections to the A1(M) & M62 motorways
- Historic North Yorkshire market town strategically situated between Leeds & York
- 0.64 acre fenced service yard
- Unit is currently sectioned into 3 open plan warehousing spaces with potential to reconfigure.
- Suitable for a variety of uses including storage, warehousing and manufacturing.
- Low rental from £2.50 psf with occupational incentives available



**SUBJECT
PROPERTY**

A64

M1

A1(M)

TADCASTER

RIPON
farm services

Ford

Warehouse To Let – Unit E, Little Catterton Lane, Tadcaster, LS24 8EA

LOCATION / SITUATION

Tadcaster is a popular North Yorkshire market town located approximately 10 miles (16km) south-west of York and 12 miles (19km) north-east of Leeds. The town is situated adjacent to the A64 dual carriageway which in turn provides direct access to the A1(M), M1 and M62 motorways and wider motorway network. The town also has good public transport options, with a bus stop fronting the estate, providing regular services, with direct connections to York, Leeds, Selby and surrounding towns.

Tadcaster is renowned for its long association with the brewing industry, being home to three famous breweries; Samuel Smith's, John Smith's and Tower Brewery.

The unit is situated on Little Catterton Industrial Estate which fronts the A64 dual carriageway with direct access via the A659 which links Tadcaster to the A64.

Occupiers on the estate include Lawtons Ford Dealership, Ripon Farm Services, D & I Auto Electrics and Triton Project Solutions.



DESCRIPTION

Unit E comprises a semi-detached steel portal framed warehouse with a service yard, situated at the centre of the industrial estate. The elevations are clad in profile metal cladding with a steel metal clad roof.

Internally the warehouse comprises a large open plan section to the front with an eaves height of 4.91m and maximum height of 7.95m. The remainder of the unit to the rear comprises two large open plan spaces with an eaves height of 4.25m.

The warehouse benefits externally from a single electric roller shutter door leading to a sizeable fenced service yard providing storage, parking and loading space.

There is potential to reconfigure the unit to suit an occupiers needs and requirements, with terms to reflect the overall deal.



ACCOMMODATION

We understand the unit has a Gross Internal Floor Area of **38,799 sq.ft (3,604.43 sq.m)**.

The external yard has a total area of 0.64 acres (0.26 hectares).

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 from **£2.50 per sq.ft.**

RATEABLE VALUE

We understand the property has a Rateable Value of £128,000, giving an approximate rates payable of £69,888 pa.

Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

EPC

The property has been independently assessed and certified as falling within Band C (65)

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING / FURTHER INFORMATION



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Att: **Flynn Burgess**
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Misrepresentation 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.