

WAREHOUSE TO LET



UNITS 3 & 4, HAMBLETON GROVE INDUSTRIAL ESTATE, KNARESBOROUGH, HG5 0DB

- Unit 3 – 8,698 sq.ft. (808 sq.m)
- Unit 4 – 7,794 sq.ft. (724 sq.m.)
- Established industrial estate close to the Town Centre
- 3 phase electricity
- Suitable for a variety of uses
- On-site parking and loading

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

LOCATION

Hambleton Grove Industrial Estate is located in the market town of Knaresborough, within 0.3 miles of the town centre and railway station.

Knaresborough is within the "Golden Triangle" which is the area to the north east of Leeds. It is located within the Harrogate Borough district close to the junction with the A59 trunk road between Harrogate and York. The A1(M) north south motorway is within a 10 minute drive.

DESCRIPTION

Hambleton Grove Industrial Estate is an established estate of 7 predominantly terraced units totalling approximately 40,000 sq.ft. There is shared access and car parking for all units.

The subject units comprise two semi-detached steel portal frame industrial units with profile metal clad walls and roofs. The self-contained unit benefits from an electric roller door, loading access, separate pedestrian access, 3 phase electricity and wc facilities.

The units are available either individually or combined and are suitable for a variety of uses within the B1, B2 and B8 use classes.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and have the following Gross Internal Areas: -

Unit 3	8,698 sq.ft.	808 sq.m.
Unit 4	7,794 sq.ft.	724 sq.m.

TERMS

The units are available on a new FRI lease direct from the Landlord on terms to be agreed at the following rentals:-

Unit 3	£ 65,000 per annum exclusive
Unit 4	£ 60,000 per annum exclusive
Unit 3 & 4 combined	£120,000 per annum exclusive

RATES

We understand the units have the following Rateable Values:-

Unit 3 - £51,500
Unit 4 - £55,500

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 (87). 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
April 2026