

TO LET

UNIT C GSPK
BUSINESS ESTATE,
MANSE LANE,
KNARESBOROUGH,
NORTH
YORKSHIRE
HG5 8LF

6,518 sq ft
605.52 sq m

- Close proximity to the A1(M)
- Landscaped surroundings
- Dedicated car parking
- Good eaves height

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LOCATION

Knaresborough Technology Park is situated at the junction of Manse Lane and the A59. This excellent location provides direct access to Junction 47 of the A1 (circa 3 miles away) and offers easy access to the wider motorway network.

The property is a 30-minute drive from Leeds City Centre and Leeds Bradford Airport.

DESCRIPTION

The available accommodation provides well proportioned warehouse space with refurbished offices to the front. The unit is self contained and set within a landscaped business park.

Unit C has 1,100 sq ft of office accommodation.

The building is of steel portal frame construction with brickwork and profile sheet cladding elevations set beneath a pitched roof.

The property offers modern accommodation with the following specification:

- 5.5 metre eaves height
- Refurbished office content
- Gas powered hot air blowers
- Electrically operated roller shutters
- Halogen Lighting to warehouse
- Nine dedicated car parking spaces
- Solid concrete floors
- Kitchen break out area.
- WC facilities

The units also benefit from an on-site café.

ACCOMMODATION

Total **6,518 sq ft (605.52 sq m)**

TERMS

The premises are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

£65,000 per annum

SERVICE CHARGE

The service charge is £6,500 annually.

RATEABLE VALUE

Current: £44,000

Rates Payable: £19,008

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

EPC

The property has an EPC rating E.

LEGAL COSTS

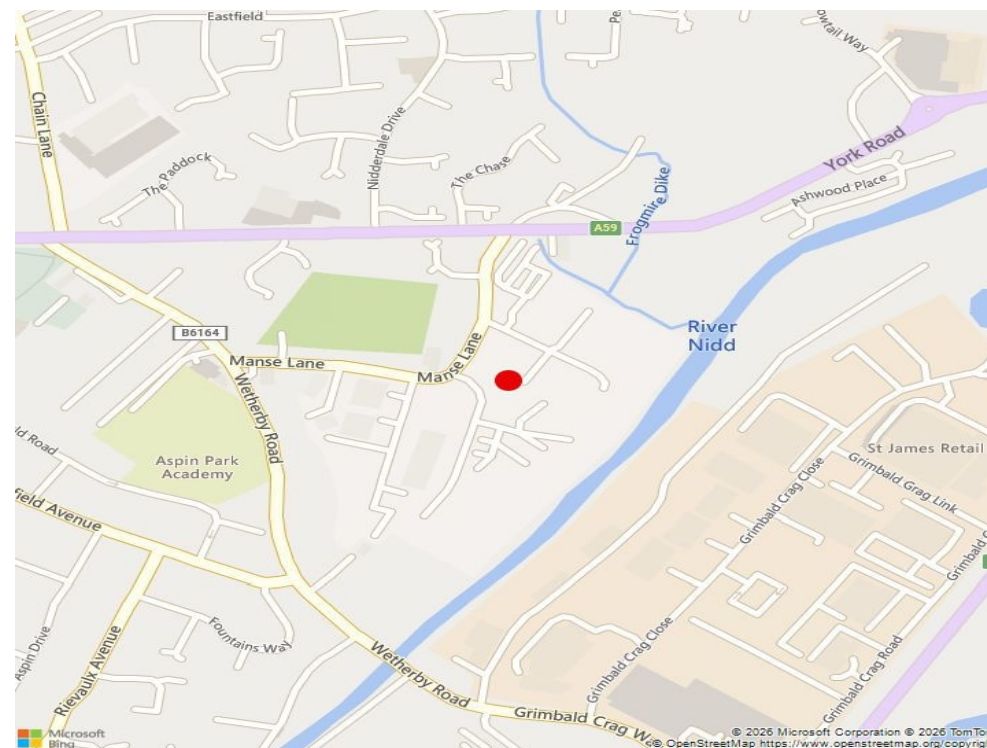
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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