

**SUBSTANTIAL WAREHOUSE  
FULLY REFURBISHED**

**£70,000 PA**

## **Description**

An opportunity to lease a substantial warehouse unit situated on the well-established Camp Hill Industrial Estate, conveniently located just outside Ripon city centre. The property provides predominantly open-plan warehouse accommodation, complemented by a brand new, substantial office block positioned at the front of the unit, and extends to a total floor area in excess of 8,700 sq ft.

The main warehouse accommodation totals just over 8,000 sq ft and benefits from LED strip lighting, a roller shutter loading door, three-phase electricity supply and good eaves heights of approximately 4.5 metres. The newly constructed office accommodation incorporates modern office space together with a brand new kitchen and WC facilities, including a fully accessible WC.

The property has undergone significant refurbishment and improvement works, including a newly tarmacked front yard, new fire alarm system and smart intruder alarm, and repainting of all external cladding, including the roof. Externally, the unit also benefits from a dedicated yard and forecourt area providing on-site parking and servicing.

## **Location**

The property is located on the renowned Camp hill business park, just off Dallamires Lane and close to the Ripon bypass. Excellent access to areas further afield is offered via the A1 Motorway.

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

## **Rateable Value**

Rateable Value: TBC.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

## **Legal Costs**

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

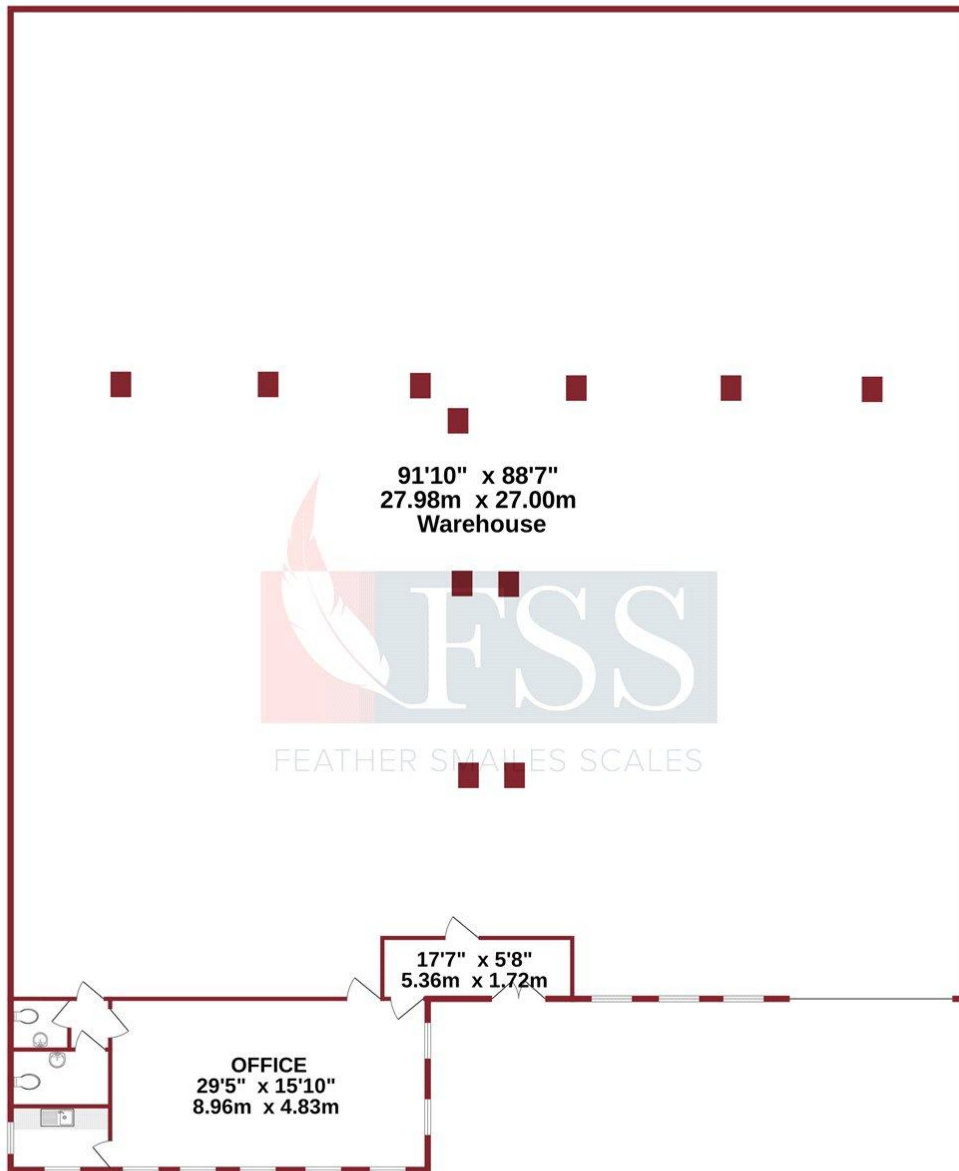
All mains services are connected to the property.

## **Viewing**

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**GROUND FLOOR**  
8684 sq.ft. (806.8 sq.m.) approx.



**TOTAL FLOOR AREA : 8684 sq.ft. (806.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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