

Block C - Unit 1, Ripon Business
Park Phase II, Charter Road
Ripon, HG4 1AJ



**HIGH QUALITY INDUSTRIAL UNIT IN
A SOUGHT AFTER LOCATION**

£15,300 PA

Description

Ripon Business Park Phase II forms part of the well-established Ripon Business Park, occupying a prominent and highly accessible location just off the Ripon Bypass. Since its completion, the development has remained fully occupied throughout, reflecting the strength of occupier demand and the quality of the accommodation. Block C Units 1 & 2 now present a rare opportunity to secure high-quality industrial/trade counter space on one of Ripon's most sought-after business parks.

The available accommodation comprises a single unit extending to approximately 1,530 sq ft, finished to an excellent modern specification and providing flexible open plan space suitable for a wide variety of industrial, warehouse, trade counter and business uses. The unit includes a disabled WC and benefits from generous on-site parking and loading facilities.

The unit will be available from December 2026. Given the estate's exceptional occupancy record and the rarity of opportunities becoming available, interested parties are encouraged to register their interest at an early stage. Photos shown are illustrative of the fit out and size and are not necessarily of the unit advertised.

Virtual Tour: <https://clever-shot.co.uk/riponbusinesspark360/>

Location

Ripon Business Park is a well established retail and industrial park located opposite Ripon race course and just off the Ripon bypass. The site continues to grow attracting a healthy mix of national and local occupiers which include Travis Perkins, Screwfix, Econ and tool station among many others.

Terms

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

Business Rates

Rateable Value: TBC

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

The property is elected for VAT.

Legal Costs

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

Planning

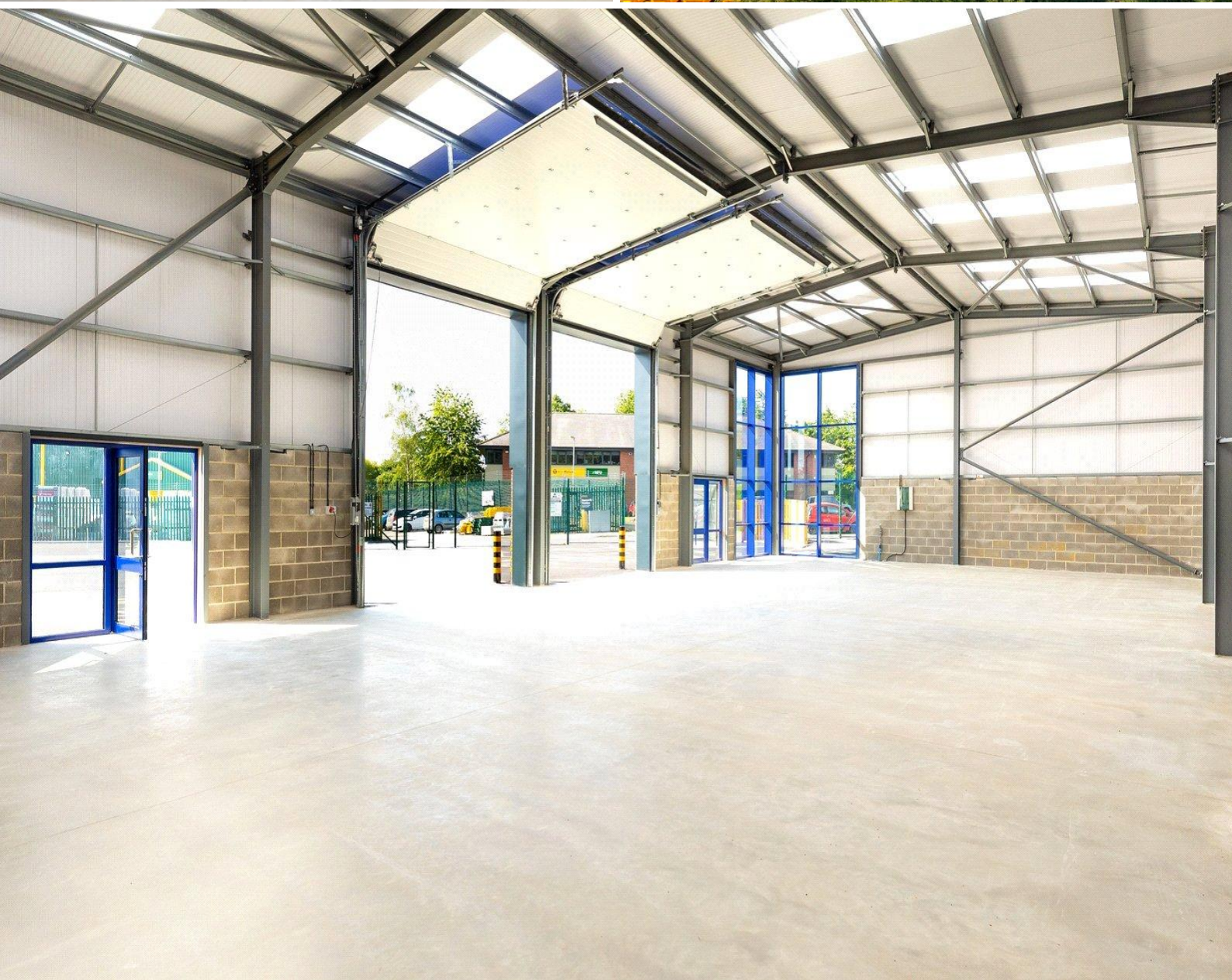
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

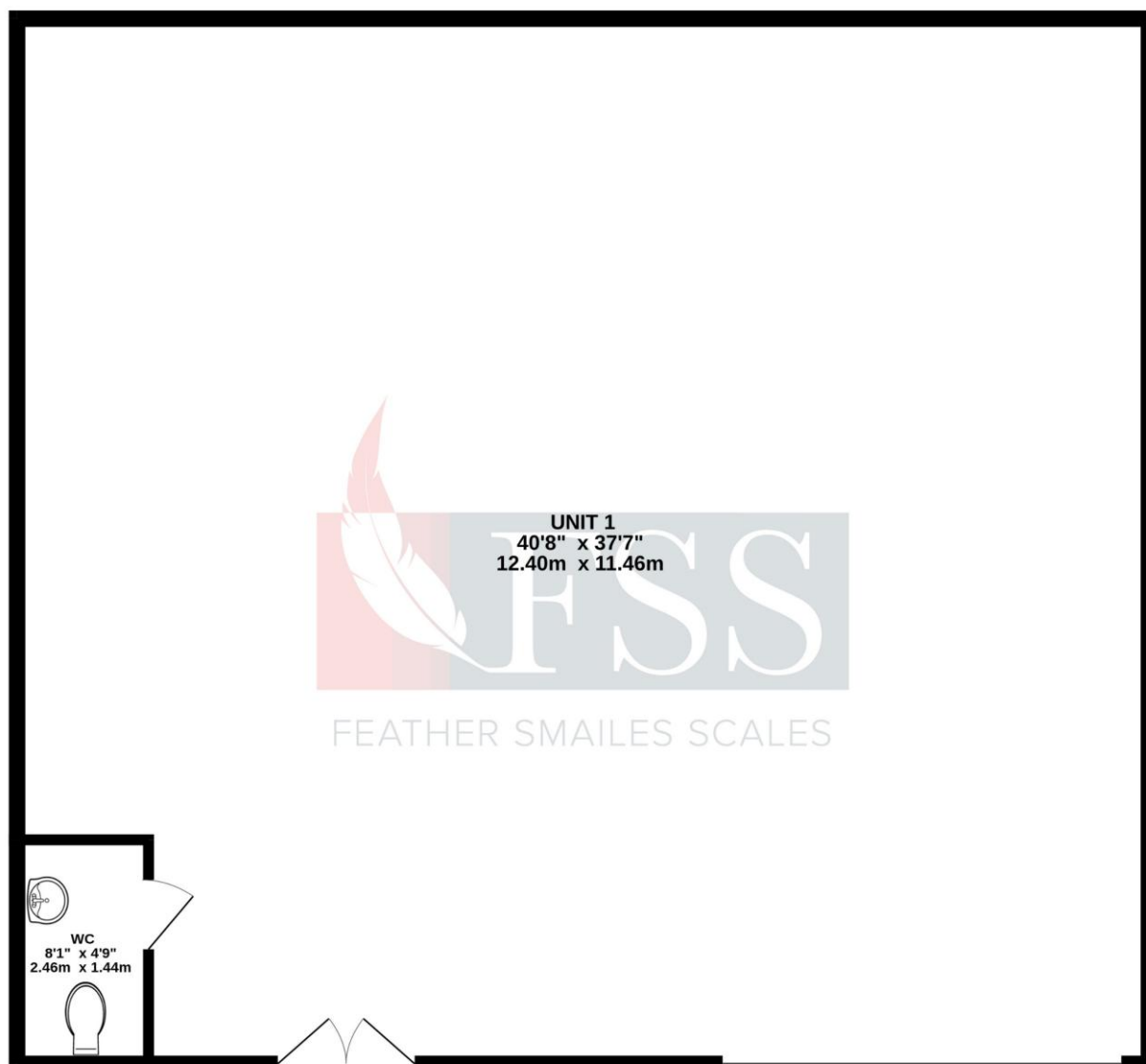
All mains services are connected to the property.

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
1530 sq.ft. (142.1 sq.m.) approx.

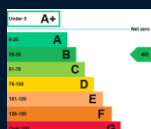


TOTAL FLOOR AREA : 1530 sq.ft. (142.1 sq.m.) approx.

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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