

TO LET

5C SALTERGATE
BUSINESS PARK,
BURLEY BANK
ROAD,
KILLINGHALL,
HARROGATE,
NORTH
YORKSHIRE
HG3 2BX

1,328 sq ft
123.37 sq m

- Large private yard
- Full height electric roller shutter door
- Office space
- Close proximity to the A59 Skipton Road

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LOCATION

Saltergate Business Park is situated on Burley Bank Road approximately 2.5 miles west of Harrogate Town Centre and less than half a mile south of the A59 Skipton Road. The A61 Ripon Road is located some two and a half miles to the east.

Leeds lies 14.5 miles south and York 21.5 miles east.

DESCRIPTION

The property comprises an end terrace industrial unit and benefits from the following specification:

- > Steel portal frame construction
- > Full height electric roller shutter door
- > Painted concrete floor
- > Fluorescent strip lighting
- > Corrugated roof with translucent light panels
- > Internal offices with lighting and heating
- > WC and kitchenette facilities
- > Large private yard/parking
- > 3.7 m eaves height

The property is to undergo full internal redecoration prior to any occupation.

ACCOMMODATION

Name	Size
Total	1,328 sq ft (123.37 sq m)

TERMS

The property is available by way of a new FRI Lease for a term of years to be agreed.

RENT

£20,000 per annum.

Rent quoted exclusive of outgoings and VAT.

SERVICES/SERVICE CHARGE

The Tenant will be responsible for payment of an annual Estate Service Charge to cover a fair contribution towards the costs of maintaining and repairing the common parts of the Business Park. This cost will be £3,000 per annum.

RATEABLE VALUE

Current: £10,250
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

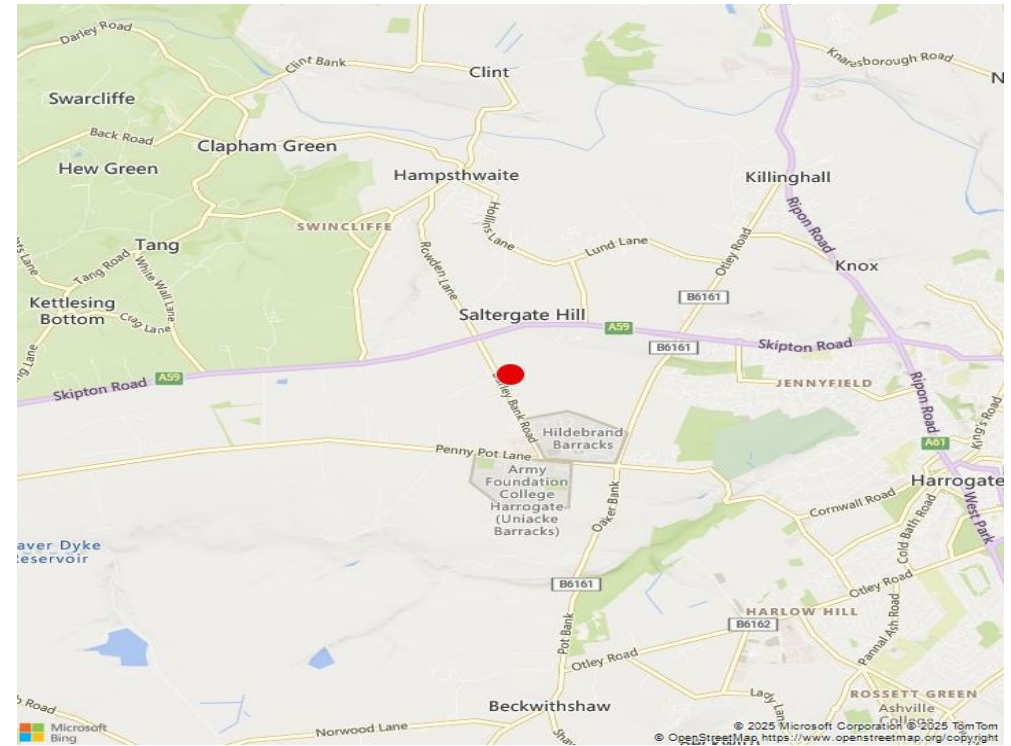
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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