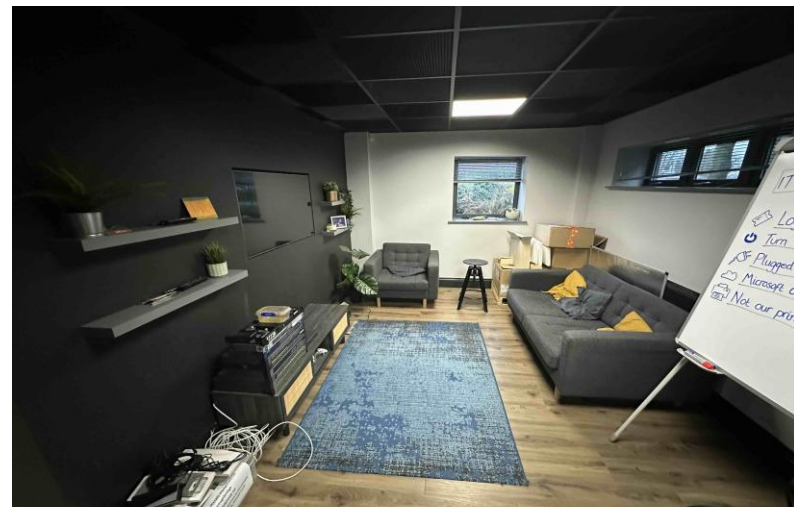
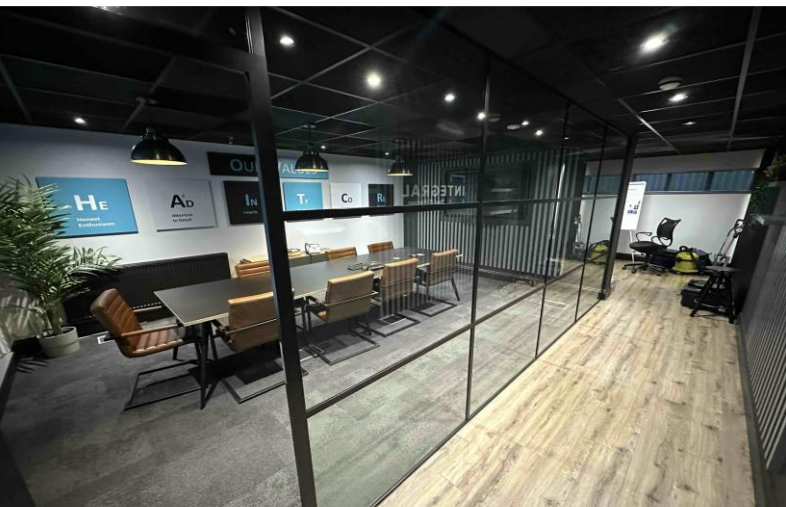




Unit 1, Whitfield Business Park,  
Manse Lane, Knaresborough  
North Yorkshire, HG5 8BS



**HIGH QUALITY BUSINESS  
ACCOMMODATION WITH 4  
DEDICATED PARKING SPACES**

**£19,500**

## **Description**

Unit 1 at Whitfield Business Park offers a modern high-quality business accommodation arranged over two floors, extending to approximately 1,409 sq ft. The property has been finished to an excellent standard throughout and benefits from LED panel lighting and gas fired central heating.

In addition, the accommodation features kitchen facilities and WC provisions on both the ground and first floors, providing flexibility for a range of businesses including Accountants, Solicitors, Financial Advisors, and Architectural Firms.

The ground floor currently incorporates a meeting room, which can be reconfigured if required to provide additional working space, further enhancing the flexibility of the unit and its layout.

Externally, the property benefits from a forecourt area with 4 dedicated car parking spaces.

## **Location**

Whitfield Business Park is a well-established and popular commercial location, situated just off Manse Lane, close to Knaresborough town centre. The park enjoys excellent transport connections, located approximately half a mile south-east of Knaresborough and half a mile from the Southern Bypass, offering convenient access to the A1(M) at Junction 47 and the wider motorway network.

## **Terms**

The property is available to lease on new full repairing and insuring terms to be negotiated.

## **Rateable Value**

Rateable Value: £16,250 from 1<sup>st</sup> April 2026.

Uniform Business Rate for 2024/25: 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**

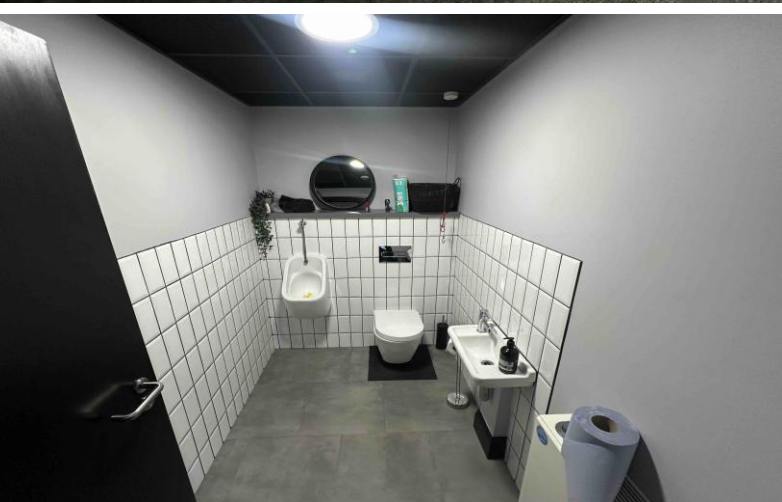
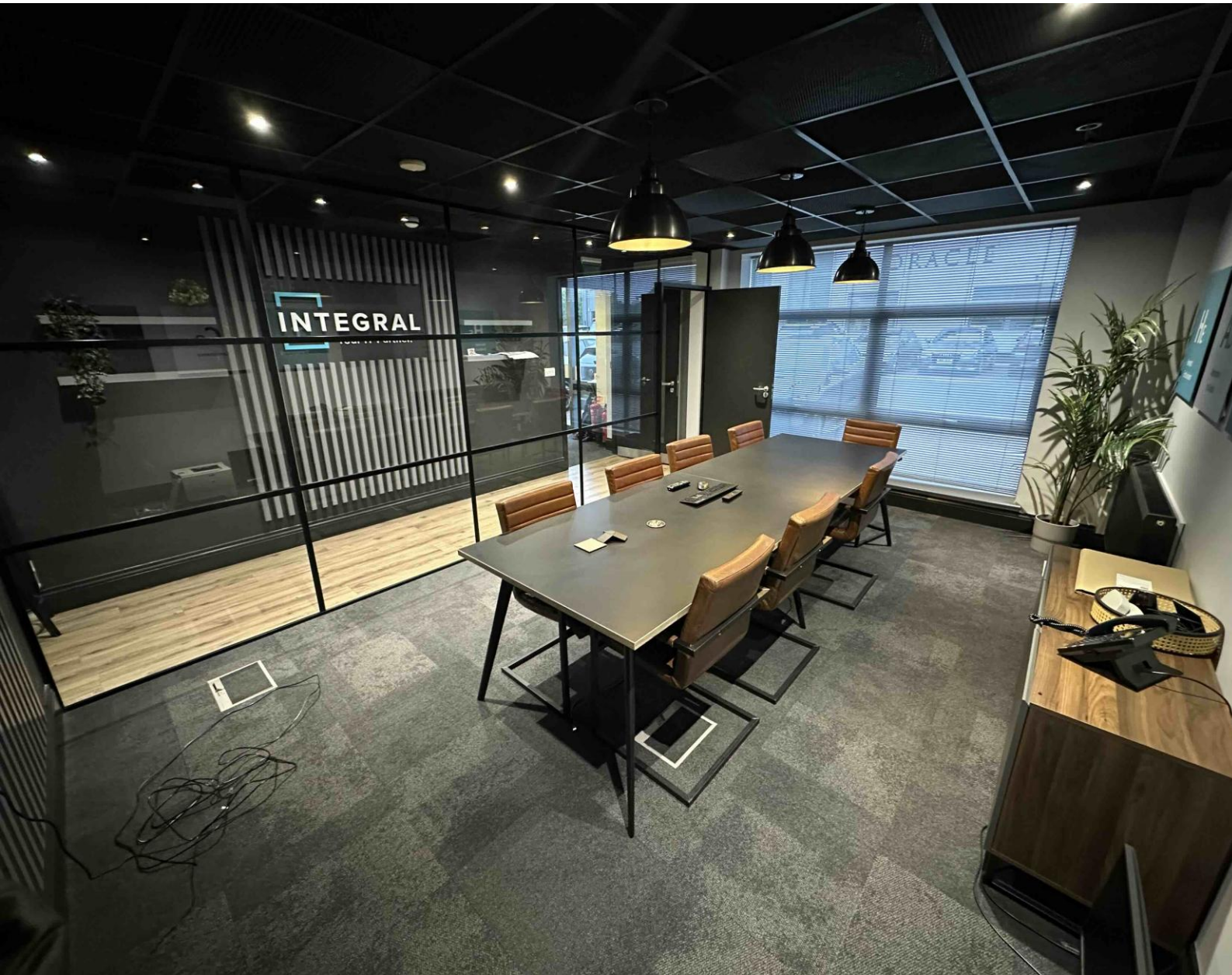
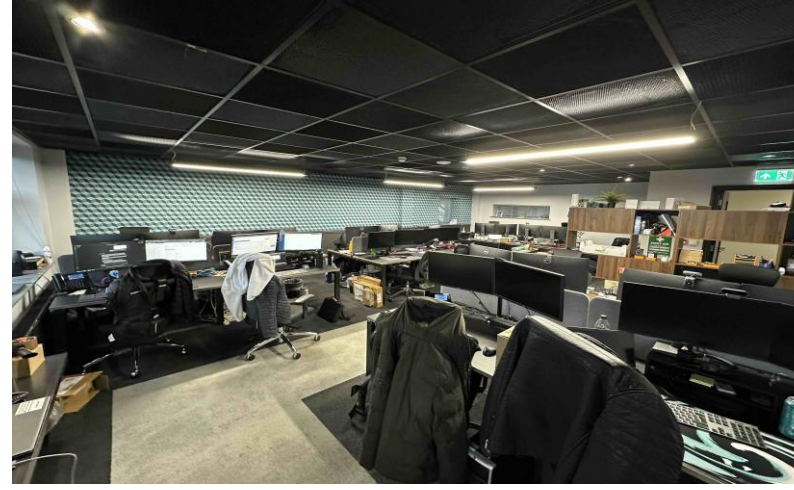
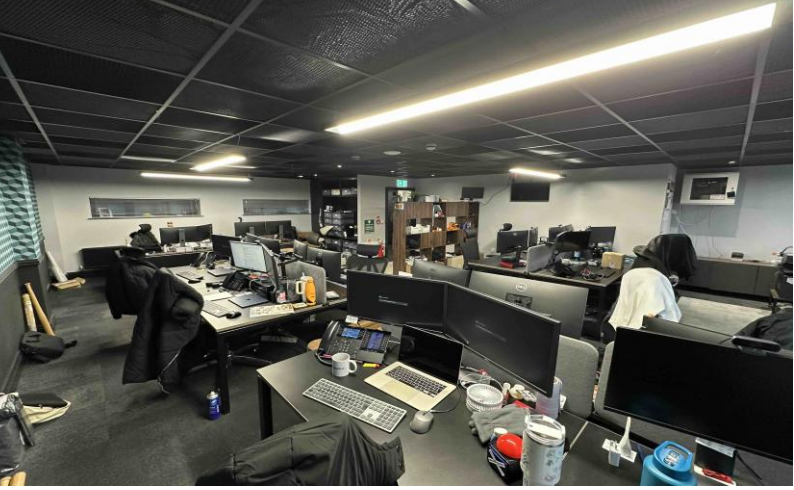
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

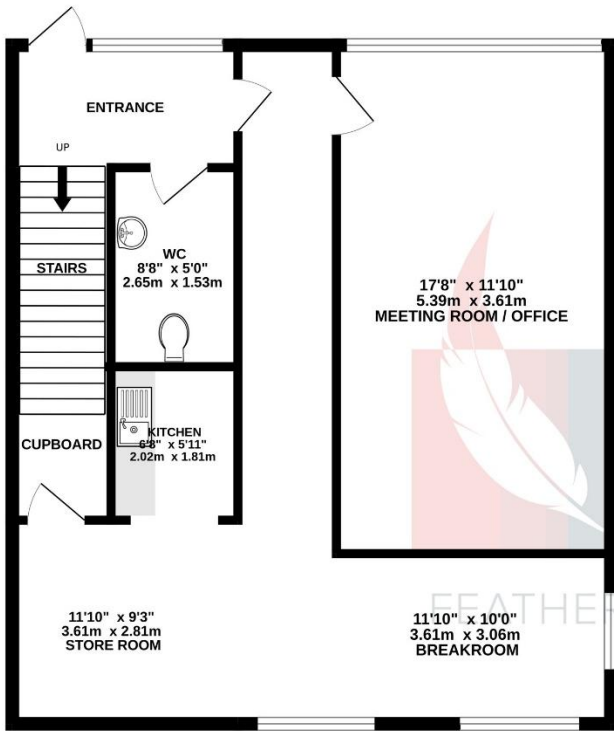
All mains services are connected to the property.

## **Viewing**

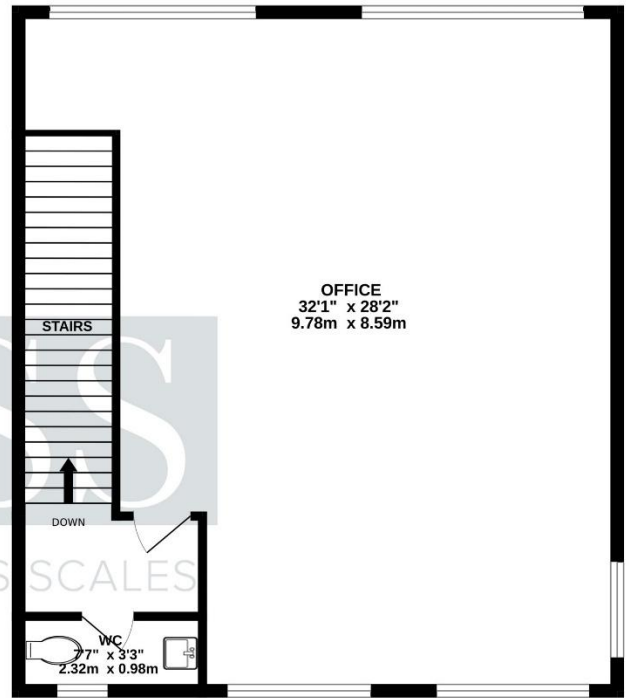
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**GROUND FLOOR**  
505 sq.ft. (46.9 sq.m.) approx.



**1ST FLOOR**  
904 sq.ft. (84.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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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