



HAWES • DL8 3UZ

Unit 1C

Rent: £3,900 per year + VAT | £

AT A GLANCE

- ✓ Industrial Unit Available For Rent
- ✓ 43 Sq m
- ✓ Available Immediately
- ✓ Thriving Business Park Location In Dales Market Town
- ✓ Excellent Business Opportunity

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

THE PROPERTY

Industrial Unit Available For Rent

Unit 1C is 43 Sq m industrial unit situated on the Brunt Acres Industrial Estate which is in close vicinity to the centre of Hawes.

Hawes is a busy market town at the western end of Wensleydale, famed for its cheese making. It has a good range of thriving businesses and an active business group.

The unit is a steel framed and artificial stone clad under profiled metal sheet rooms. There is one roller shutter door providing drive-in access and also a personnel door. There is a large workshop area, a storage room, office, WC and kitchenette.

Lease Terms Usual terms for this site are a 3-year lease, with a deposit equivalent to 3 months rent and a £300 + VAT tenancy preparation fee.

GALLERY

Every room, inside and out



REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Unit 1C properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING

ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.

DOCUMENTS & LINKS



EPC - 24th June 2019

PDF · 0.05 MB

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Workspace

Concrete floor. Roller shutter door. Pedestrian door with security rails. Built in storage shelves. Skylights.

Store Room

Concrete floor. Strip light. Security door.

Office

Ideal staff room. Vinyl floor. Window with security bars.

WC

WC. Base unit with a stainless steel sink and drainer. Frosted window with security bars.

02 AGENTS NOTES

Material Information

Unit Rent £3,900 + VAT, with a maintenance rent of £800 + VAT per annum.

Application

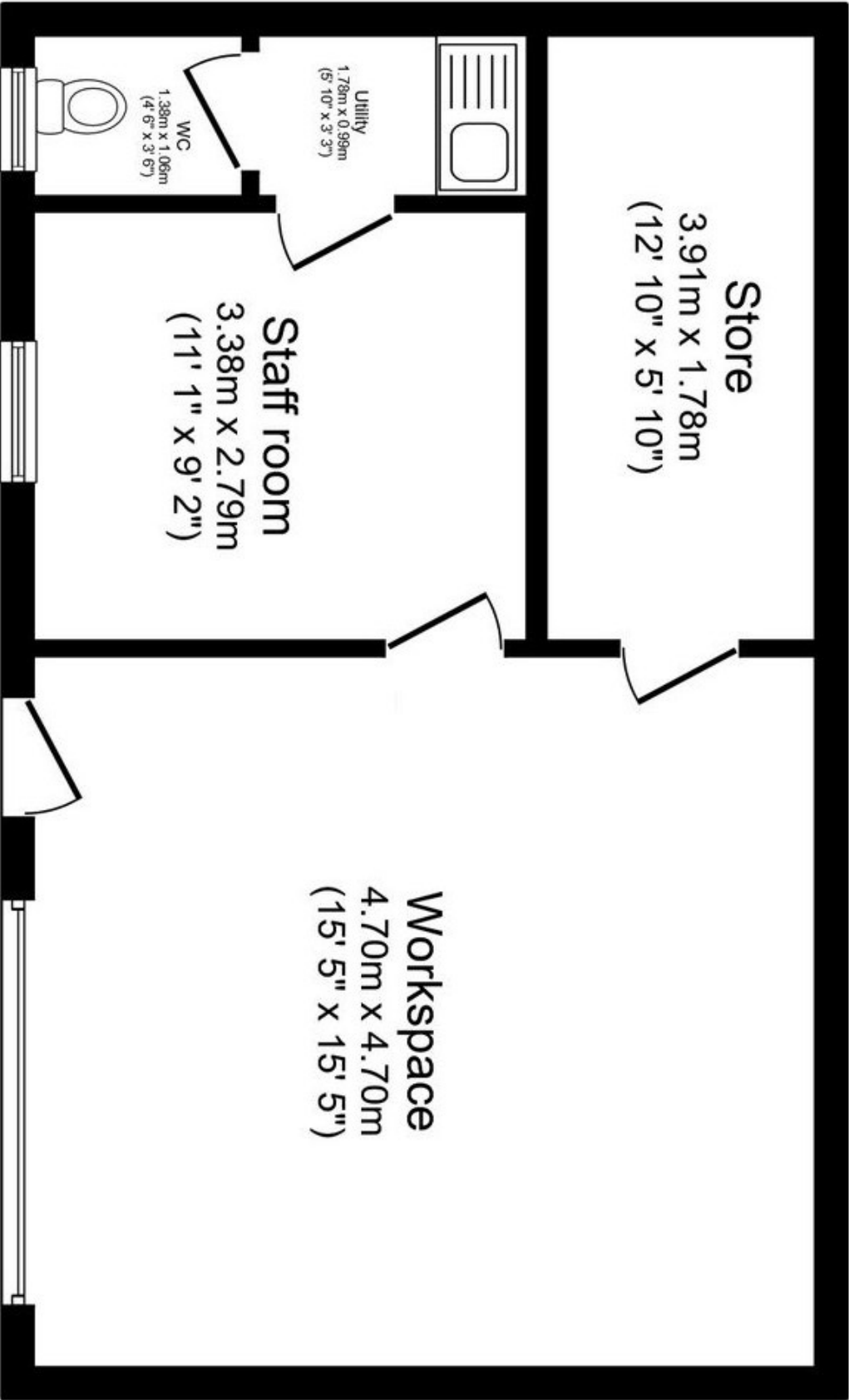
Application An application form is available by request.

Maintenance Rent

Maintenance Rent of £800.00 + VAT pa - The maintenance rent covers the buildings insurance and the following; 1. The repairing and rebuilding of the following parts of the property (1) foundations (excluding the floor slab) (2) roof (3) outside walls (4) all structural parts (excluding the interior finishes of the walls and ceilings) (5) all drains outside the building on the Property (6) the Reserved Parts (if any) 2. The decoration of the exterior of the Property including the exterior of the doors and window frames. 3. The repairing rebuilding cleansing decorating insuring and lighting (where lights exist) of the following parts of the Estate used in common with the Landlord and other occupiers of the Estate (a) walls fences gates sewers drains watercourses conduits channels sanitary apparatus pipes wires cables roads passage-ways footpaths car-parks subways road-signs street-lamps gardens embankments and open spaces (b) any other things on the estate so used in common or so subject to party rights

Lease Terms

3 year lease. Deposit equivalent to three months rent



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io