

Unit 1 Whitfield Business Business, Manse Lane, Knaresborough, HG5 8BS



## Modern office suite over two floors in established Business Park

- Self-contained office accommodation
- Offices over ground and first floors
- Staff, kitchen and WC facilities
- 4 dedicated car parking spaces
- £19,750 p.a. exclusive

Office  
**TO LET**

**1,313 sq ft**  
(121.98 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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# Unit 1 Whitfield Business Business, Manse Lane, Knaresborough, HG5 8BS

## Summary

<b>Available Size</b>	1,313 sq ft
<b>Rent</b>	£19,750 per annum
<b>Rateable Value</b>	£16,750
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (99)

## Description

The property provides the first unit (semi-detached) of a commercial purpose built two-storey office building built in around 2008.

The property provides a recently refurbished modern open plan office that has been partitioned to provide a feature glazed board room, rear office area, kitchen, server room and WC facility on the ground floor.

The ground floor may be reconfigured to provide an open plan layout. The first floor provides an open plan office and additional WC facility.

The property benefits from the following summary specification :

- refurbished office accommodation with a modern contemporary finish
- gas central heating
- suspended ceiling with integrate lighting
- floor boxes with data and power points
- 4 car parking spaces

## Location

Knaresborough is an historic market town and spa town (mentioned in The Domesday Book) four miles from the centre of Harrogate and approximately 15 miles west of York.

The property is located at Whitfield Business Park off Manse Lane an established commercial area located just outside Knaresborough Town Centre.

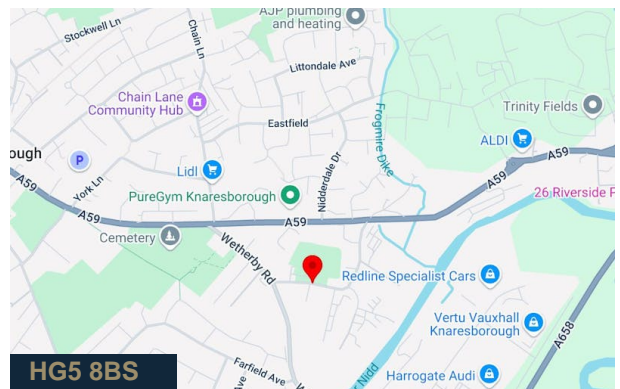
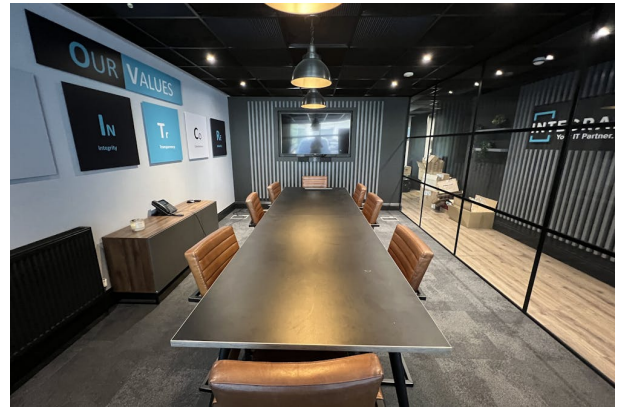
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	668	62.06	Available
1st - Floor	645	59.92	Available
<b>Total</b>	<b>1,313</b>	<b>121.98</b>	

## Terms

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed



## Viewing & Further Information

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