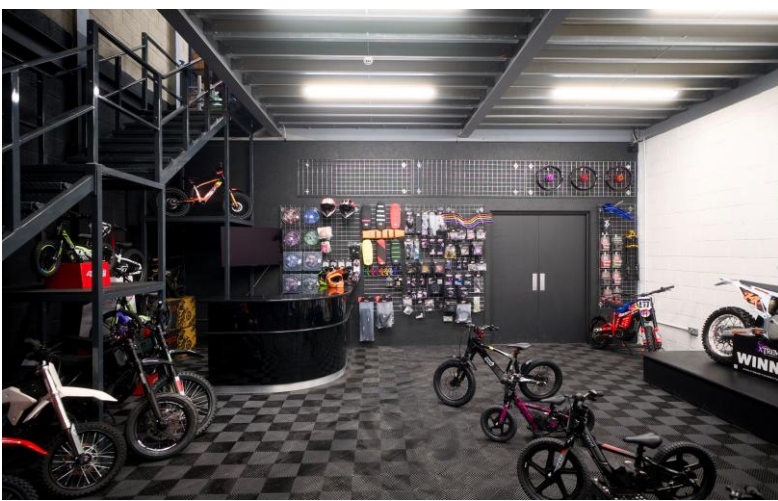




New Units at Springfield Farm Business Park
Skipton Road
Harrogate, HG3 2SG



BRAND NEW
INDUSTRIAL UNITS
READY IMMEDIATELY!

Rents (from) £22,000 PA

Description

Springfield Farm Business Park – Premium Industrial Units Available immediately!

Discover your perfect business space at Springfield Farm Business Park, offering brand-new industrial units designed to meet the needs of modern businesses. Having recently under gone construction, these units are ready to lease immediately.

Key Features:

- **Modern Construction:** Brand-new steel frame units built to the highest standards.
- **Flexible Sizes:** Units available from 2,000 sq. ft to 6,000 sq. ft, ideal for a range of business needs.
- **Full Mezzanines:** Each unit includes a full mezzanine, providing additional space and flexibility.
- **Practical Design:** Delivered to a shell specification, featuring electric roller shutter doors, an entrance lobby, and a WC.

Position your business in this exciting new development, designed to support growth and innovation in a strategic and accessible location.

For unit availability, detailed specifications, and quoting rents, please refer to our brochure or contact us directly.

Secure your space today—opportunities like this won't last long!

Terms

Leasehold. The properties are available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: To be assessed when build complete.

Uniform Business Rate for 2025/26: £0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC 01423 500600. FSS will accept no liability for any changes to business rates.

VAT

There is VAT payable.

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.

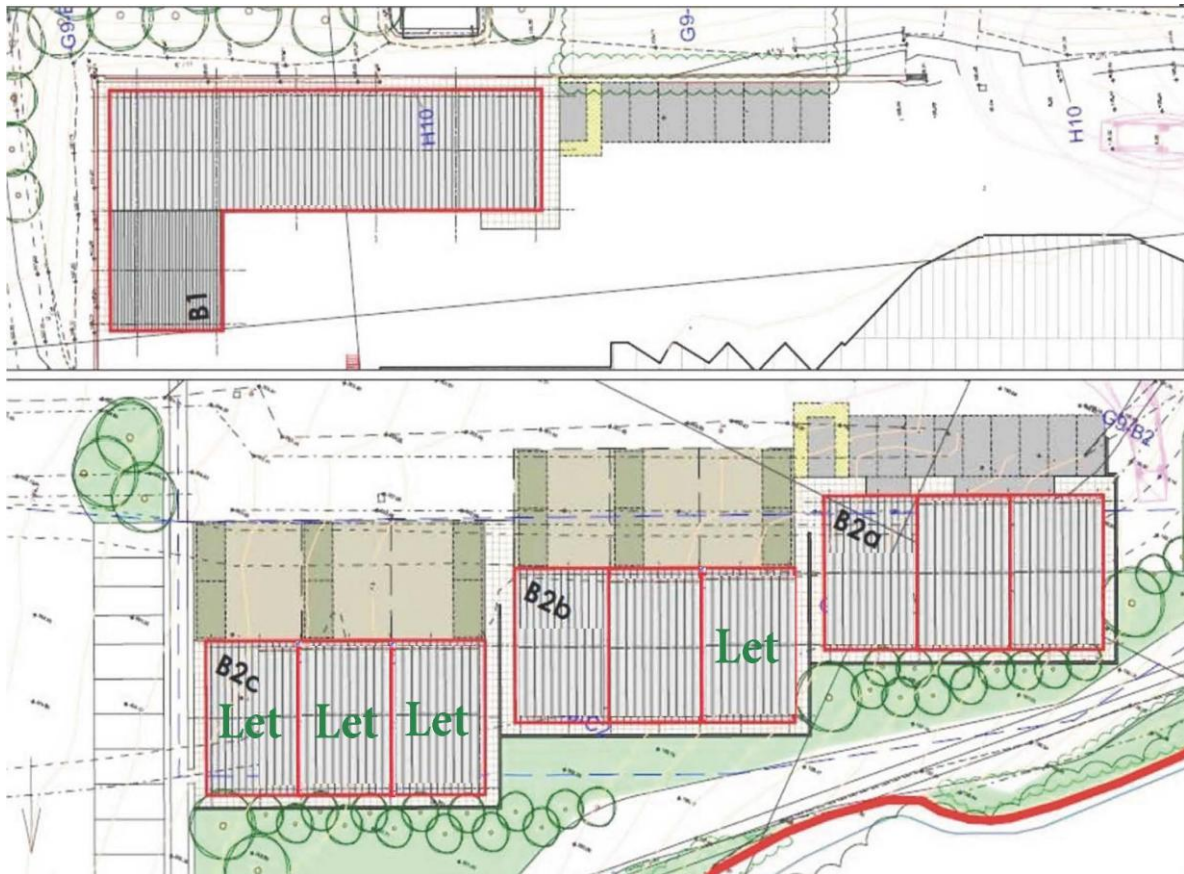
Services

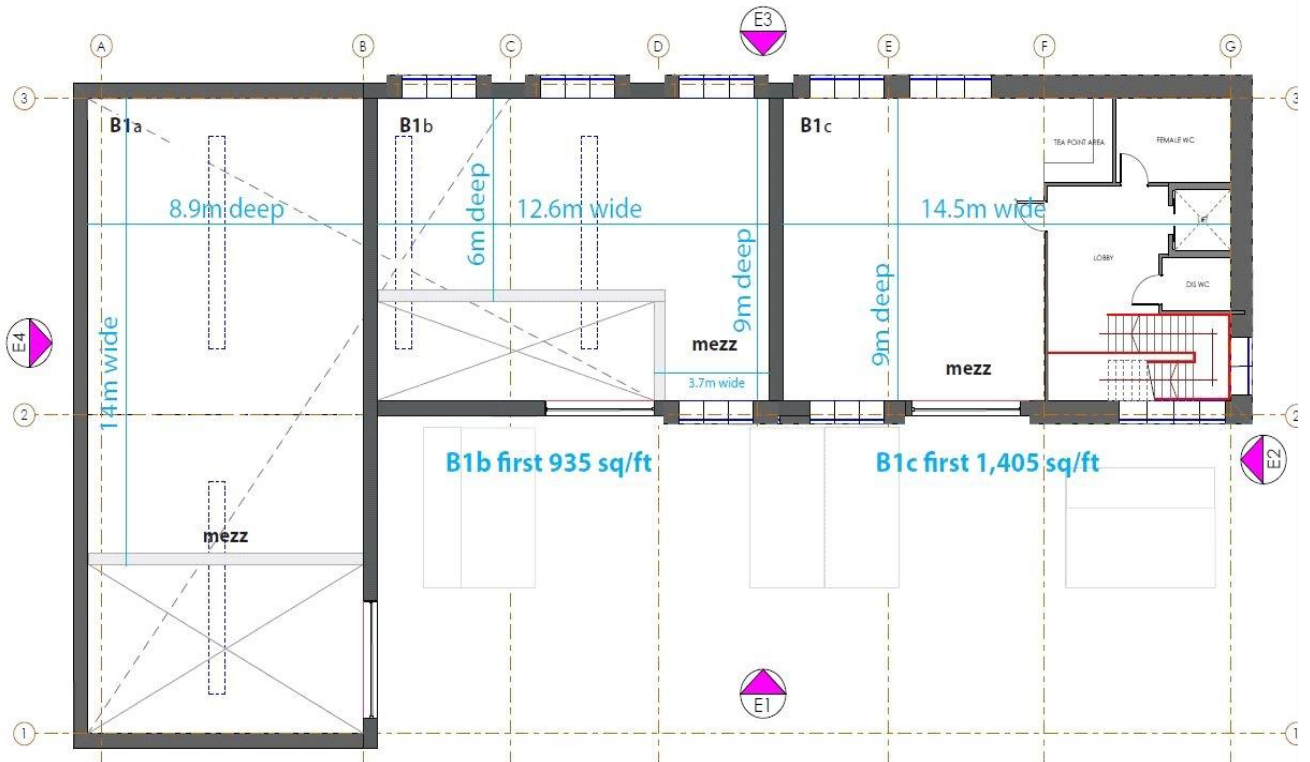
All mains' services are to be connected to the property, with the exception of gas.

Viewing

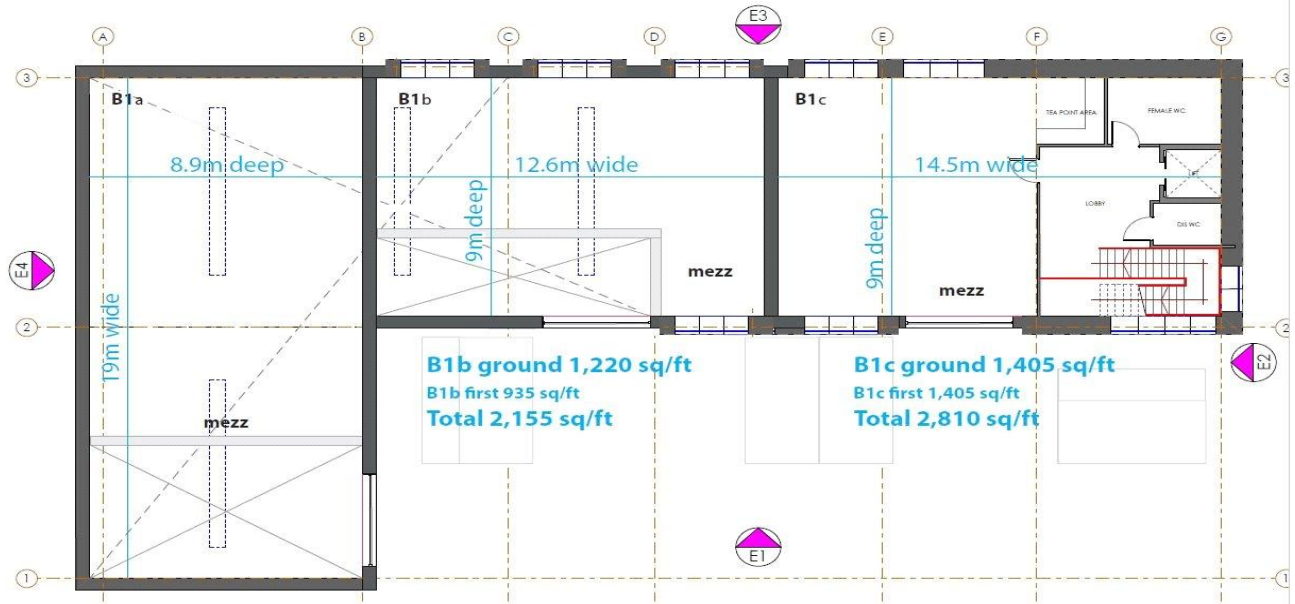
If you would like to view this property, please contact FSS on 01423 501211.

UNIT	SIZE SQ. FT	RENT PA
Unit B2a	2,000 – 6,000	£22,000 - £66,000
Unit B2b	2,000 – 4,000	£22,000 - £44,000
Unit B1a	3,162	£31,620
Unit B1b	2,115	£21,550
Unit B1c	2,810	£28,100





B1a first 1,342 sq/ft



B1a ground 1,820 sq/ft
B1a first 1,342 sq/ft
Total 3,162 sq/ft

B1b ground 1,220 sq/ft
B1b first 935 sq/ft
Total 2,155 sq/ft

B1c ground 1,405 sq/ft
B1c first 1,405 sq/ft
Total 2,810 sq/ft

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

**EPC'S
 AWAITED**

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