



## Unit 34, 35 & 36

Shires Bridge Business Park, Easingwold, YO61 3EQ

**For Sale/To Let - 3 Brand  
New High Quality Light  
Industrial/Trade Counter  
Units within Prominent and  
Accessible Business Park on  
A19**

**1,735 sq ft**  
(161.19 sq m)

- Individual Frontage
- Car Parking/Service Area
- Each Unit includes Mezzanine of 435 sq ft (40.41 sq m)
- Hard Wired High Speed Fibre Connection to Estate

# Unit 34, 35 & 36, Shires Bridge Business Park, Easingwold, YO61 3EQ

## Summary

<b>Available Size</b>	1,735 sq ft
<b>Rent</b>	£16,500 per annum
<b>Price</b>	£275,000
<b>Business Rates</b>	The units have yet to be individually accessed but it is anticipated they could qualify for small business rates relief.
<b>VAT</b>	All prices quoted are exclusive of VAT
<b>Legal Fees</b>	Each party are to be responsible for their own legal costs incurred in connection with this transaction.
<b>Estate Charge</b>	There will be an annual contribution to site maintenance costs, currently set at circa £400 plus VAT per unit, reviewable annually.
<b>EPC Rating</b>	Upon enquiry

## Description

The unit comprises one of three adjoining light industrial business premises on this popular business park. Access is via a private estate road, leading from the A19. The buildings are finished to a high standard of specification including:

- Portal steel framed construction
- Fully insulated.
- Mezzanine level area for additional storage or integrated office area.
- Three phase electricity
- Overhead internal LED low energy lighting and 13 amp wall sockets
- Parking for 3/4 vehicles
- High speed fibre connected to the estate
- Up and over powered vehicle access door and personnel door
- Disabled specification WC with hand basin.

## Location

The property is located on the south side of Easingwold, situated on the A19 approximately midway between York and Thirsk. Shires Bridge Business Park is an established business development for Easingwold and occupies an excellent and very prominent edge of town position with immediate access to the busy A19.

## Accommodation

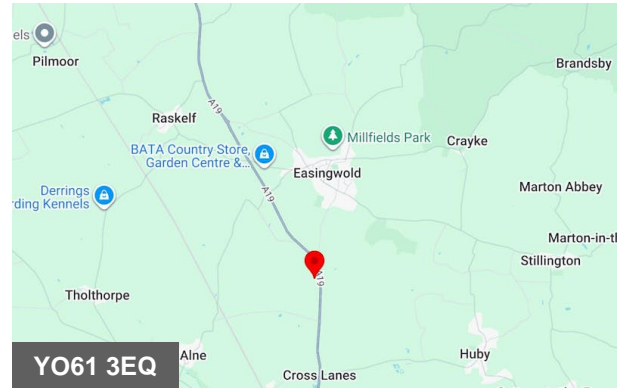
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 34	1,735	161.19	Under Offer
Unit - 35	1,735	161.19	Available
Unit - 36	1,735	161.19	Under Offer
<b>Total</b>	<b>5,205</b>	<b>483.57</b>	

## Terms

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £16,500 per annum exclusive.

Alternatively individual units are available by way of a 999 year long leasehold interest (virtual freehold) at a peppercorn annual rent for a premium of £275,000.



## Viewing & Further Information



**Miles Lawrence**

01904 217 941 | 07711868 336

MilesLawrence@cartertowler.co.uk