

# TO LET

**UNIT 2  
CARR HOUSE FARM BUSINESS PARK  
POOL LANE  
NUN MONKTON  
YORK  
YO26 8EH**

Warehouse/Industrial Unit with parking



**2,602 sq ft (242 sq m) approximately,  
gross internal area including offices and  
welfare facilities of 854 sq ft (79 sq m)**

**CONVENIENTLY SITUATED FOR ACCESS TO THE A59  
AND A1(M)**

## DESCRIPTION

The property comprises a detached warehouse/industrial unit benefitting from the following:

- Attractive rural location
- On site parking
- Three phase electrical supply
- Height of 2.3m to eaves
- Integral offices
- 2 No. roller shutter goods doors

## LOCATION

Situated approximately 10 miles to the west of the city of York and approximately 13 miles to the east of the spa town of Harrogate and 9 miles from Knaresborough, the property is conveniently positioned for access to the A1(M).

Carr House Farm Business Park is set in an attractive rural location on Pool Lane, some ¾ mile off the A59 York to Harrogate Road.

## ACCOMMODATION

The unit provides the following approximate gross internal floor area:

| Description  | Sq m       | Sq ft        |
|--------------|------------|--------------|
| Warehouse    | 242        | 2,602        |
| <b>Total</b> | <b>242</b> | <b>2,602</b> |

The above includes integral ground floor offices, kitchen and WC facilities of approximately 854 sq ft (79 sq m).



## LEASE TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed. Rental on application.

## EPC

An Energy Performance Certificate has been commissioned and is available to interested parties on request.

## SERVICE CHARGE

The ingoing tenants will also be responsible for the building insurance premium in relation to the unit together with a contribution towards the upkeep of the estate by way of service charge.

## VIEWINGS

Strictly by appointment with the joint agents:

Richard Flanagan MRICS  
+44 1904 409590  
[richard@flanaganjames.com](mailto:richard@flanaganjames.com)

Mary Foster BSc (Hons)  
+44 1423 860322  
[maryfoster@listerhaigh.co.uk](mailto:maryfoster@listerhaigh.co.uk)



## RATEABLE VALUE

We understand from the Valuation Office Agency website that the property is described as “warehouse and premises” and has a rateable value of £8,400 however interested parties should contact the local authority to verify.

## VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.