Warehouse/Industrial Unit with parking

TO LET

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



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

ACCOMMODATION

The unit provides the following approximate gross internal floor area:

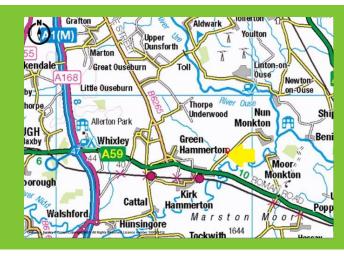
Description	Sq m	Sq ft
Warehouse	242	2,602
Total	242	2,602

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

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.



I FASE 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.

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.

VIEWINGS

Strictly by appointment with the joint agents:

Richard Flanagan MRICS +44 1904 409590 richard@flanaganjames.com

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