



**MODERN OPEN PLAN
WAREHOUSE UNIT WITH
MEZZANINE**

£32,000 PA

Description

Unit 3B Fairfield Way comprises a modern warehouse unit of steel portal frame construction with a full-height roller shutter loading door, brick and profile metal clad elevations beneath a pitched roof. The accommodation extends to approximately 3,851 sq ft (357.8 sq m) and provides predominantly open-plan warehouse space together with ground floor office, reception and welfare facilities. A substantial mezzanine level provides additional storage or ancillary workspace.

Externally, the property benefits from dedicated on-site car parking and loading areas. The unit is situated within the established Gallowfields Trading Estate, one of Richmond's principal commercial locations, with excellent connectivity to the A1(M) via the A6108 and A6136. The estate is home to a range of occupiers and offers a well-established business environment suitable for both local and regional operations.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Business Rates

Rateable Value: £17,500

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

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 connected to the property.

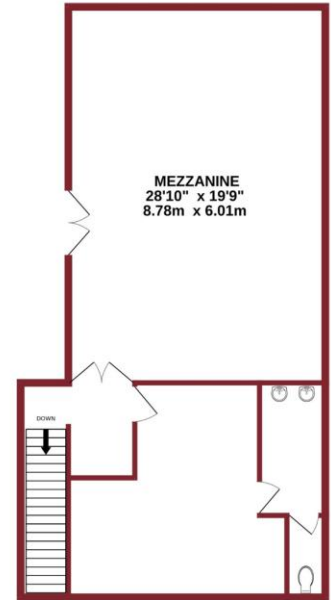
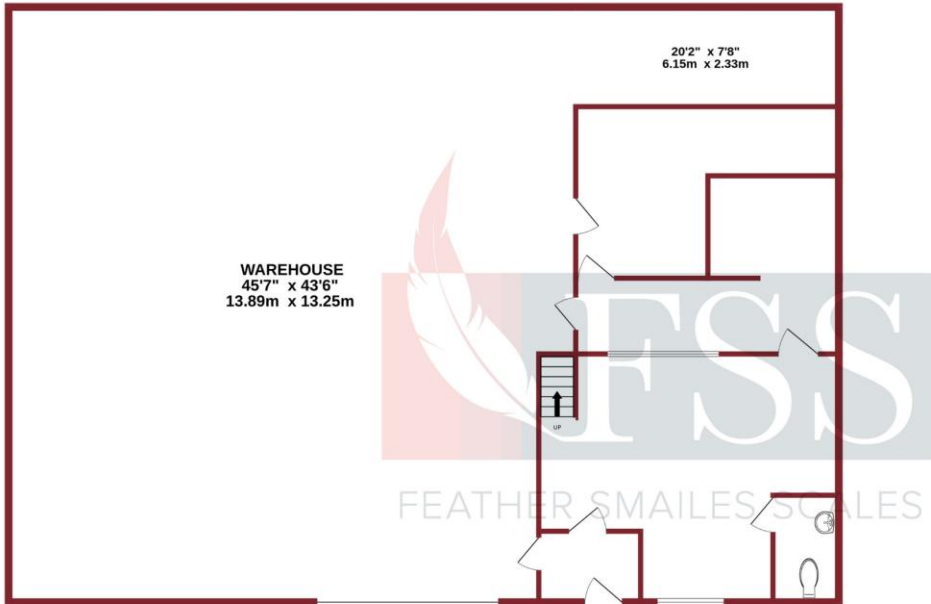
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
2900 sq.ft. (269.4 sq.m.) approx.

1ST FLOOR
952 sq.ft. (88.4 sq.m.) approx.

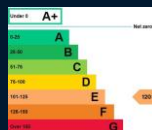


TOTAL FLOOR AREA : 3851 sq.ft. (357.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01423 229713
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street
Harrogate
North Yorkshire
HG1 1LE