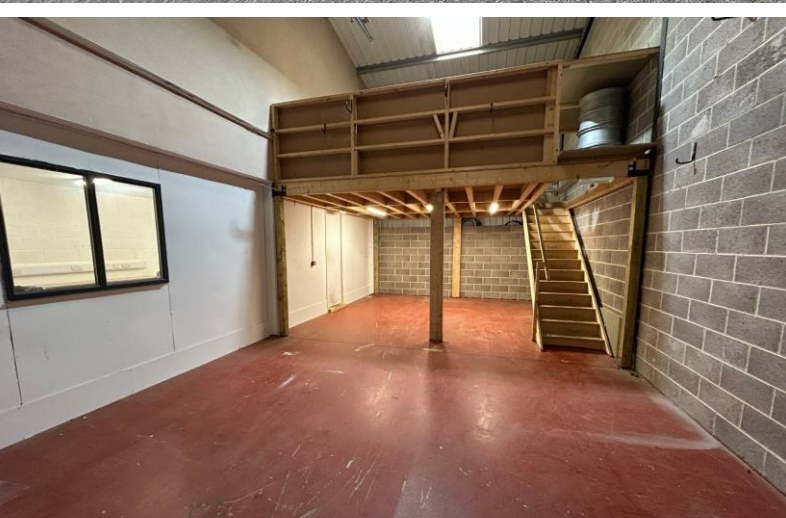




Unit 15c Killinghall Stone Quarry,
Ripon Road, Killinghall
Harrogate, HG3 2BA



**MODERN WAREHOUSE/
WORKSHOP UNIT WITH
DEDICATED PARKING**

£14,500 PA

Description

Unit 15C Killinghall Quarry Business Park comprises a modern warehouse/workshop unit with profile clad elevations and an electric roller shutter door. The accommodation provides open plan warehouse space with eaves height in excess of 6 metres together with fitted mezzanine offices, kitchenette and ancillary storage. The unit also benefits from three-phase electricity and dedicated parking/loading to the front.

The property is situated within the established Killinghall Quarry Business Park, approximately 2 miles north-west of Harrogate town centre, offering good access to the A61 and surrounding road network. The unit extends to approximately 1,668 sq ft (gross) overall including mezzanine

Terms

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

Business Rates

Rateable Value: £11,500

Uniform Business Rate for 2024/25: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

The property is elected for VAT.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

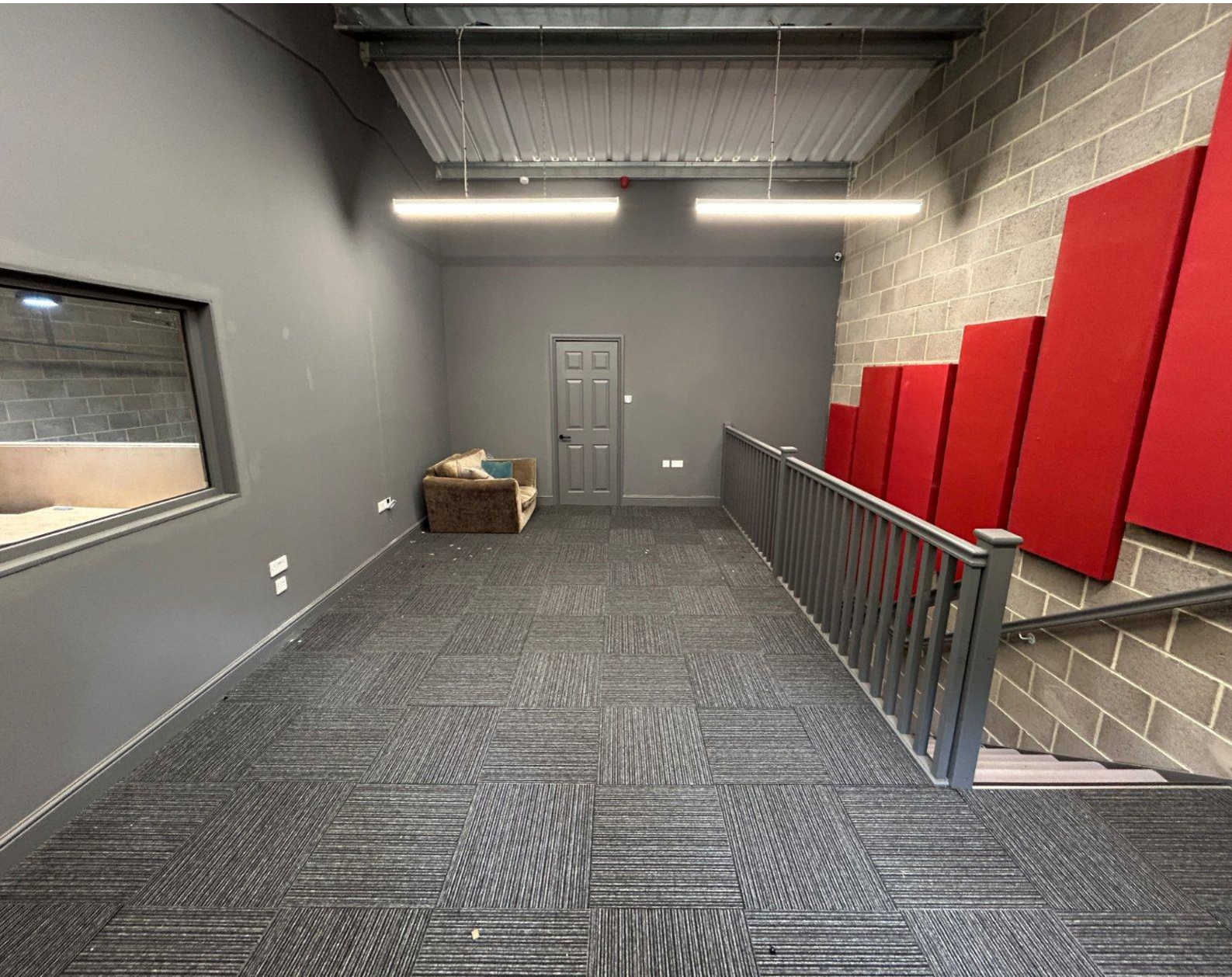
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

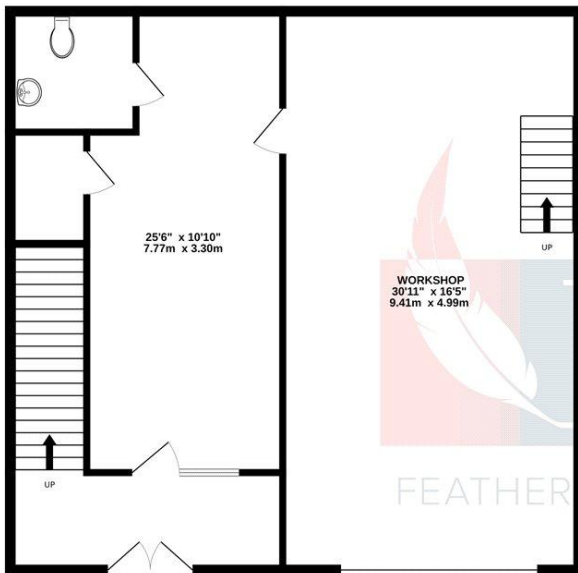
All mains services are connected to the property.

Viewing

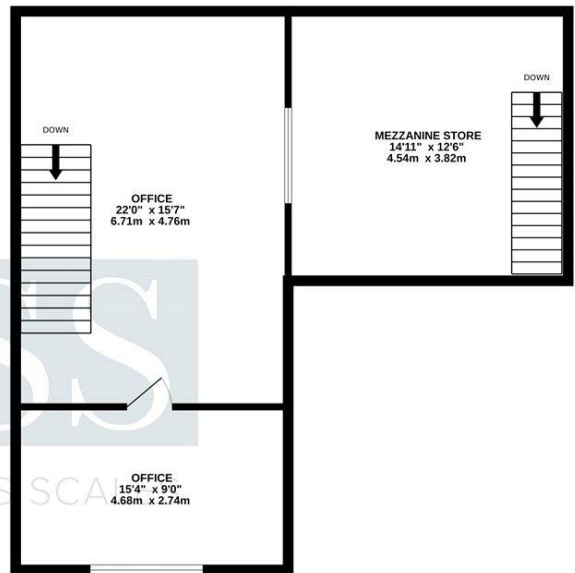
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
971 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.

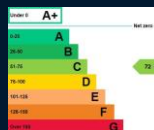


TOTAL FLOOR AREA : 1668 sq.ft. (154.9 sq.m.) approx.

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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