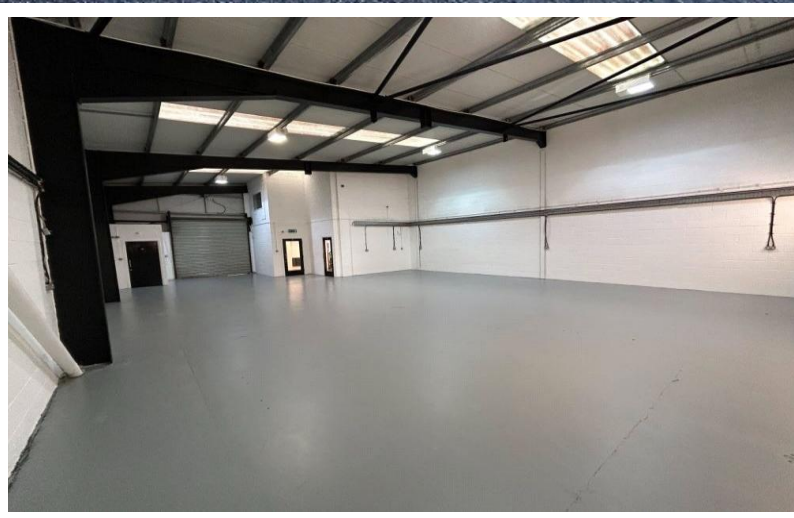
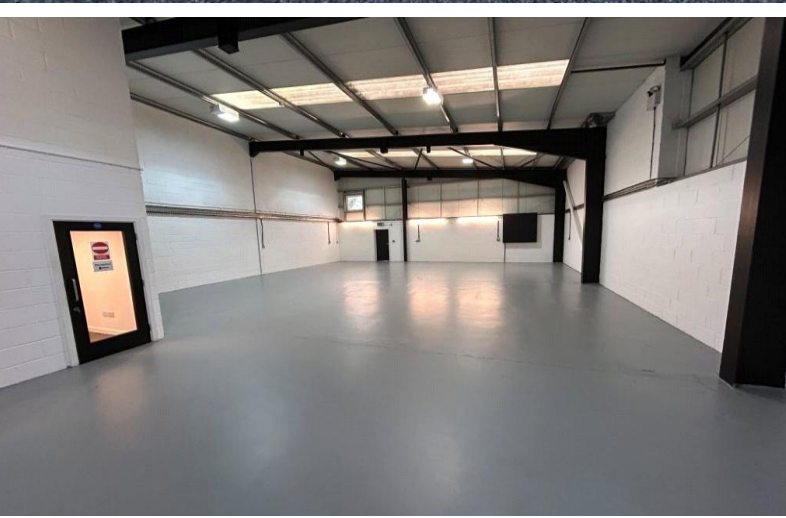




Unit 1b Nidd Valley Business Park
Lingerfield
Knaresborough, HG5 9JA



**MODERN WAREHOUSE
WITH OFFICE &
FORECOURT PARKING**

Rent £21,000 PA

Description

Unit 1b is a modern warehouse positioned on a well-established industrial business park just outside Knaresborough on Nidd Valley Business Park.

The unit offers a large open plan warehouse to the ground floor with shutter door entry to the front and a ground floor WC. Additionally, there is a reception office on the ground floor, leading up to a first-floor mezzanine that provides office space overlooking the workshop.

Benefits include good eaves height, 3 phase electric and a modern specification. Externally, the property benefits from forecourt car parking.

The business park is easily accessible and is home to several established business such as: Harrogate Sports & Prestige, RPM Specialist Cars Ltd & CAPITAL ELECTRICAL UK & IRELAND LTD to name a few.

Terms

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

Rateable Value

Rateable Value: £15,750.

Uniform Business Rate for 2025/26: 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

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

Planning

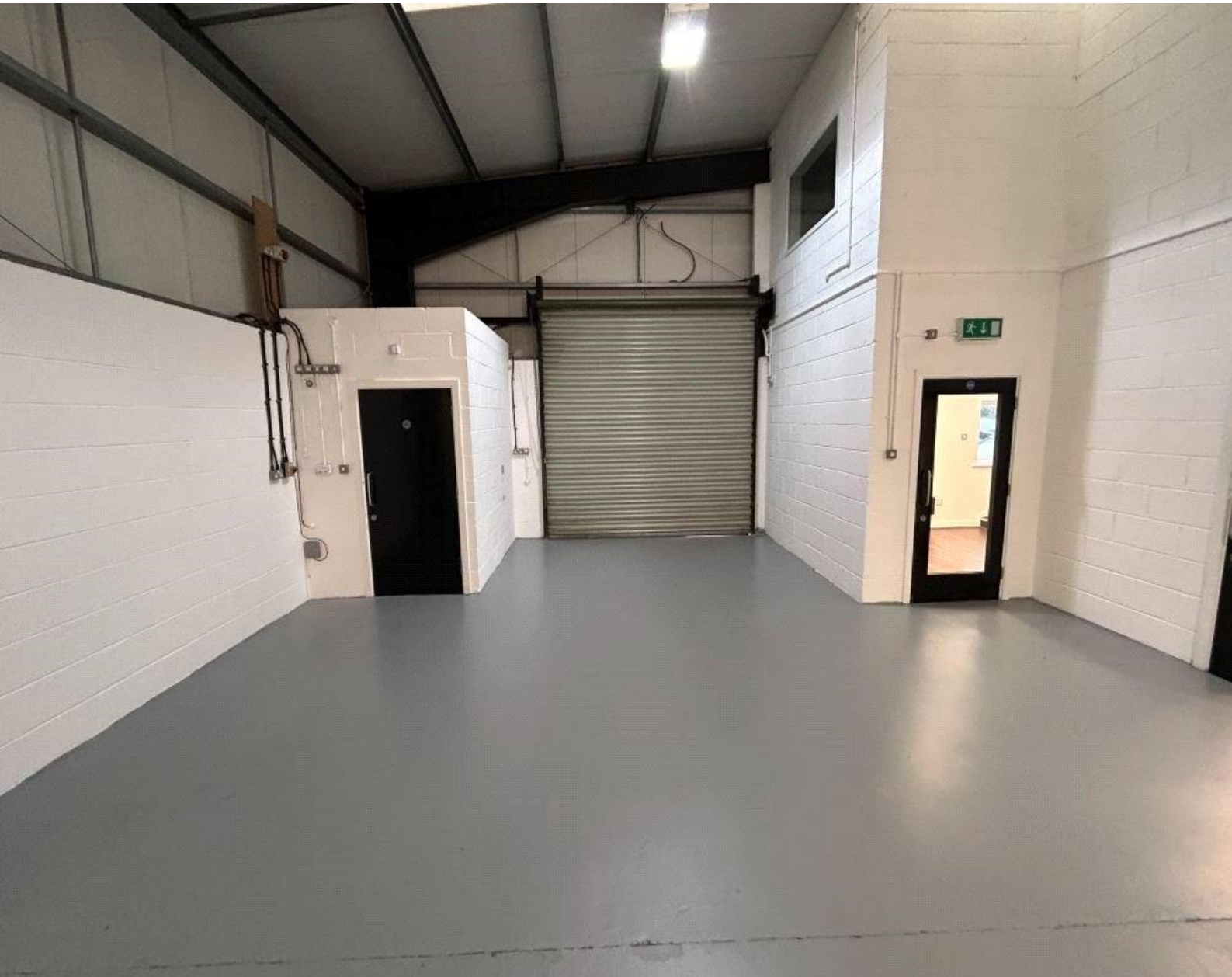
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains' services are connected to the property.

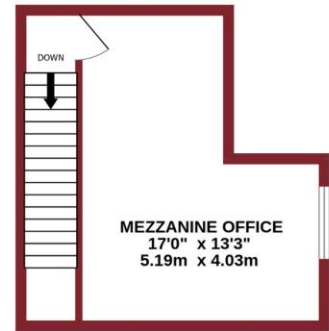
Viewing

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
2139 sq.ft. (198.7 sq.m.) approx.

1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



WAREHOUSE
58'9" x 36'5"
17.91m x 11.09m

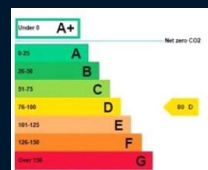
17'0" x 15'11"
5.19m x 4.85m

TOTAL FLOOR AREA : 2376 sq.ft. (220.7 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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