



**LARGE WAREHOUSE SPLIT
INTO TWO LEVELS
3900 SQ FT**

Rent £19,500 PA

Description

A modern portal framed warehouse which has been split into two.

Unit 2 offers in excess of 3,800 sq ft of space including an open plan warehouse approximately 1,800 sq ft in size with a particularly good eaves height of around 6 metres. The ground floor of the building also offers both kitchen and WC facilities as well as a good sized office/reception.

The first floor mezzanine space provides a large open plan office of nearly 1,500 sq ft in size with a large window looking down into the warehouse.

The property benefits from a large electric roller shutter door, 3 phase electric and a secure/gated car park to the front of the property.

Location

The property is situated in a sought after and established light industrial area, with a number of well established local businesses. Located just off Starbeck High Street, the property is close to the railway station with good facilities on the High Street, and is well placed for Harrogate and Knaresborough town centres.

Terms

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

Rateable Value

Rateable Value: £19,500

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

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.

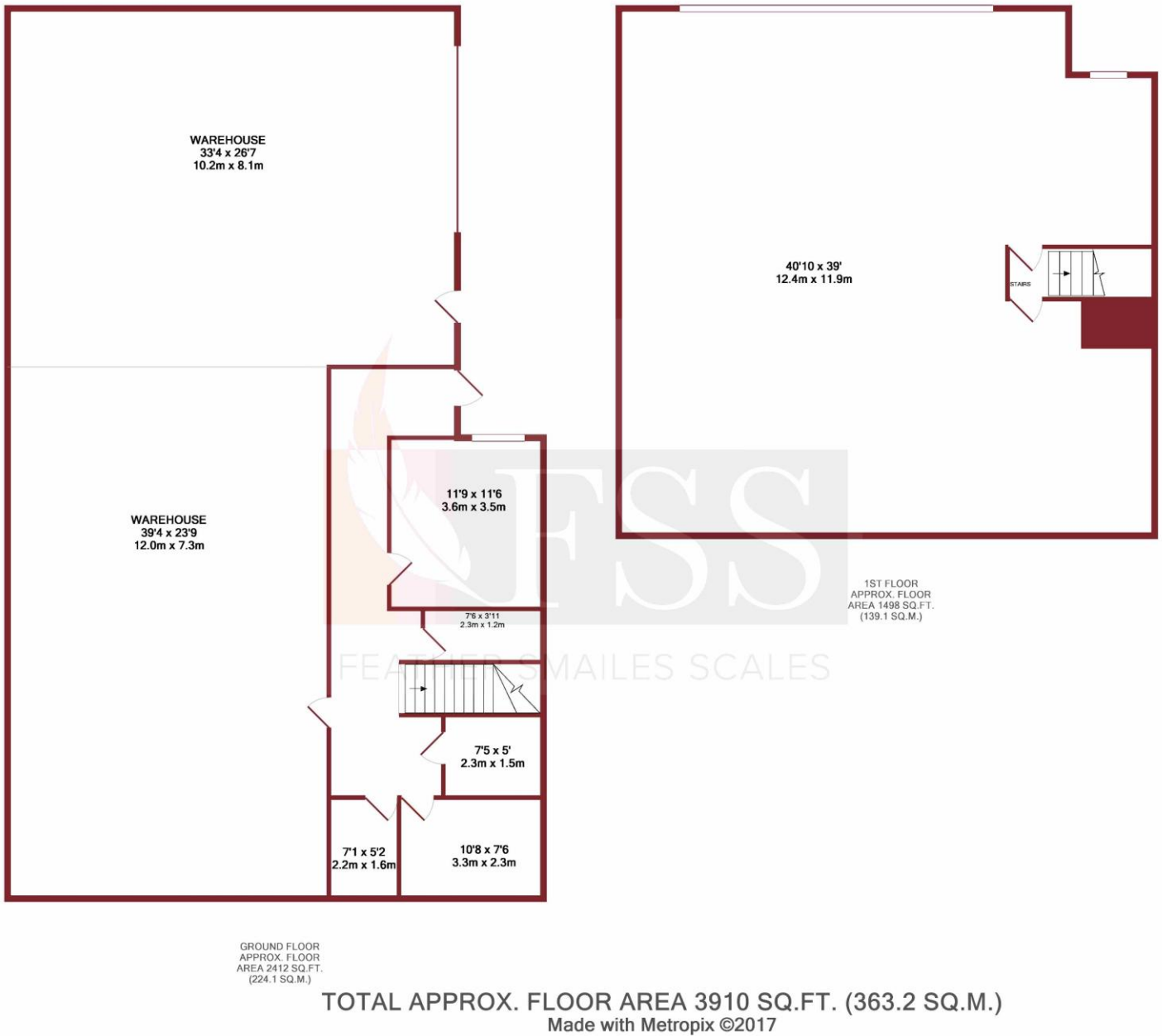
Services

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.





FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

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