

TO LET

NEW HIGH QUALITY LIGHT INDUSTRIAL/TRADE COUNTER UNIT WITHIN PROMINENT AND ACCESSIBLE BUSINESS PARK ON A19



UNIT 6 SHIRES BRIDGE BUSINESS PARK EASINGWOLD YO61 3EQ

Approx 1,372 sq ft (127.5 sq m) in total

- Individual Frontage & Parking/Service Area
- Potential for 100% Small Business Rates Relief
- EPC rating of A
- Includes Mezzanine high quality office pod of 337 sq ft (31 sq m) & Fitted High Quality Shower Facilities
- High Speed Fibre Optic Broadband (up to 100Mb)

LOCATION

The property is located on the south side of Easingwold, situated on the A19 approximately midway between York and Thirsk. Shires Bridge Business Park is an established business development for Easingwold and occupies an excellent and very prominent edge of town position with immediate access to the busy A19.

DESCRIPTION

The unit comprises one of three adjoining light industrial business premises on this popular business park. Access is via a private estate road, leading from the A19.

The buildings are finished to a high standard of specification including:

- Portal steel framed construction
- Mezzanine level incorporating office pod and kitchen area.
- Three phase electricity
- Overhead internal LED low energy lighting and 13 amp wall sockets
- Parking for 2 vehicles
- High speed fibre connected to the estate
- Up and over powered vehicle access door and personnel door
- Disabled specification WC with hand basin and alarm
- Shower facilities

SERVICES

Mains water and three phase electricity are provided to the unit. Foul drainage to be served via a private supply within the business park. The agents have not tested services; the ingoing tenant is required to satisfy themselves in respect of availability and condition of the service provision to the subject property.

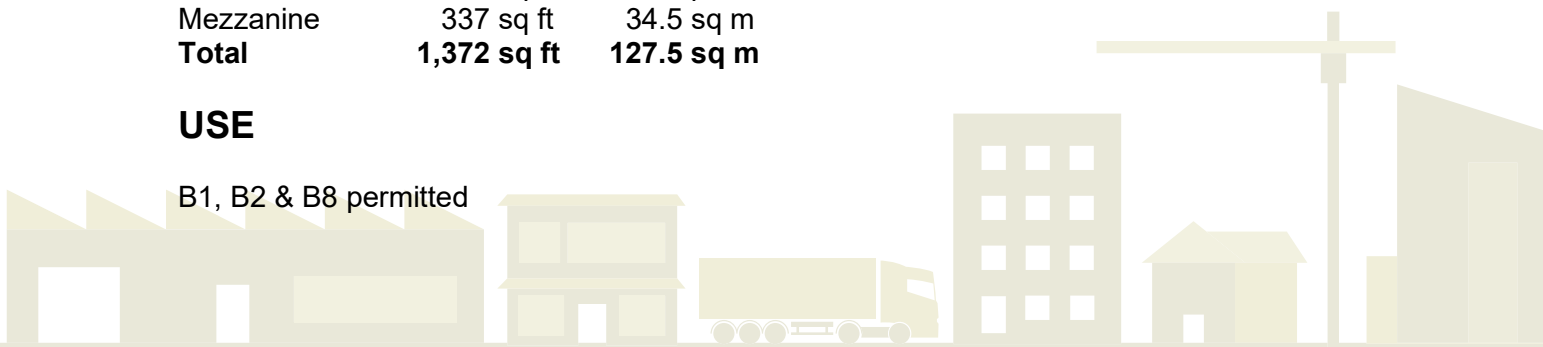
ACCOMMODATION

The unit provides the following approximate gross internal areas:

Ground Floor	1,035 sq ft	96 sq m
Mezzanine	337 sq ft	34.5 sq m
Total	1,372 sq ft	127.5 sq m

USE

B1, B2 & B8 permitted



BUSINESS RATES

The unit has a rateable value of £9,500. Interested parties should make their own enquiries to Hambleton District Council on 01609 779 977.

TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £12,500 per annum exclusive.

ESTATE MAINTENANCE COSTS

There will be an annual contribution to site maintenance costs, currently set at circa £400 plus VAT, reviewable annually.

VAT

The property is registered for VAT which will be payable on all outgoings associated with the new proposed lease.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

EPC

The premises have an EPC rating of **A**. The full report is available upon request.

FURTHER INFORMATION / VIEWING

CARTER TOWLER
01904 217 941

Miles Lawrence
mileslawrence@cartertowler.co.uk
07711 868 336

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