

TO LET

LM ONE.

NEW BUILD INDUSTRIAL /
WAREHOUSE / WORKSHOP NEAR THE
A1(M)



UNIT 9, ASENBY BUSINESS PARK, ASENBY, TOPCLIFFE, THIRSK, YO7 3GT

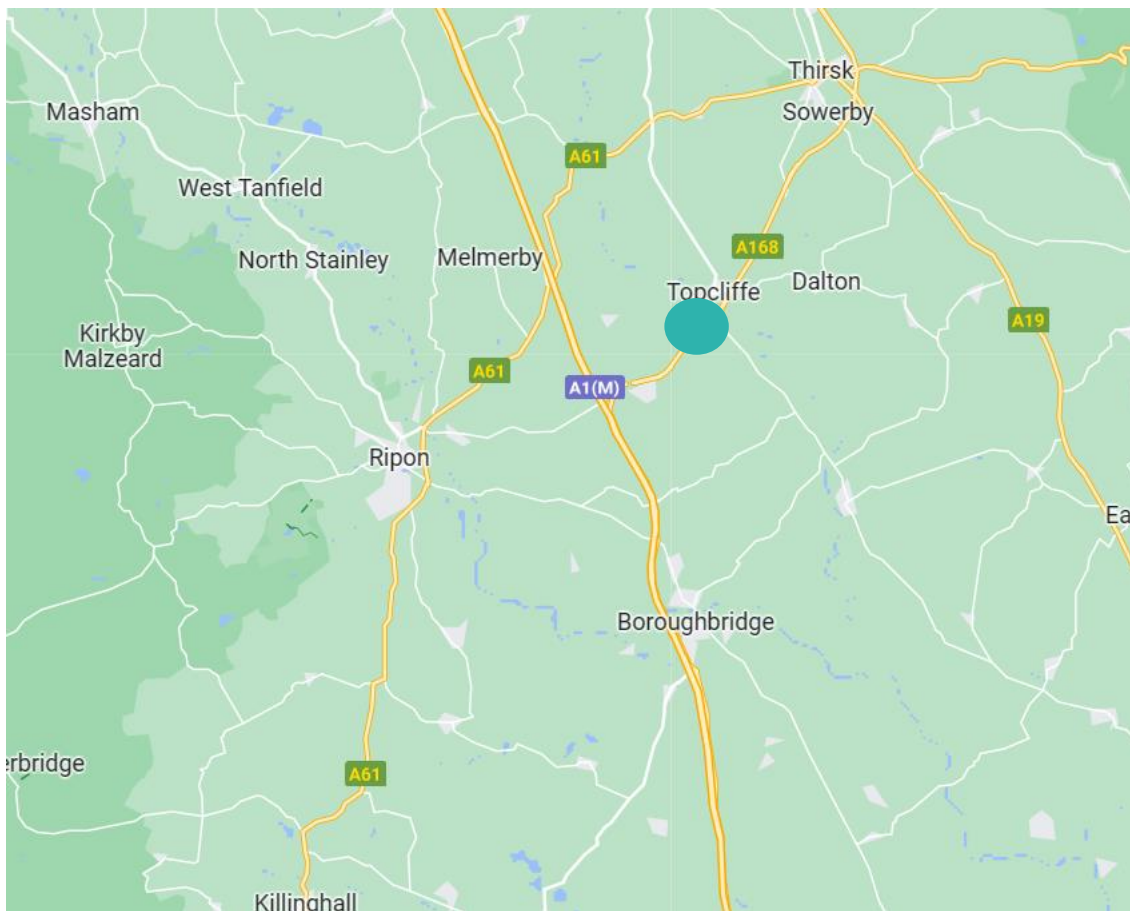
Rent – £1,600 per calendar month

Size – 2,400 sq ft

- Newly build modern steel portal frame workshop / industrial units
- Excellent location near A1(M)
- 6 metre eaves and large concrete yard area
- Fully racked and clad with insulated panelling

LEASING CONSIDERATIONS

- Available on a Leasehold by way of assignment or subletting
- 2,400 sq ft of industrial / warehouse / trade counter space
- Rent £1,600 per calendar month
- New build steel portal frame industrial units with insulated cladding on roof and elevations
- Excellent location with junction 49 of the A1(M) 1.7 miles away
- 6 metre eaves
- Large secure concrete yard area
- Integral office facility with full height roller shutter door and personel door.



LOCATION

The business park is located in Asenby which is between junction 19 of the A1(M) and Thirsk, just off the link road A168 which is the arterial route from the south running through Topcliffe up to Thirsk

Ripon is located south west and Boroughbridge to the south along the A1(M). Further south is Harrogate and Leeds with the A1(M) connecting to the M1

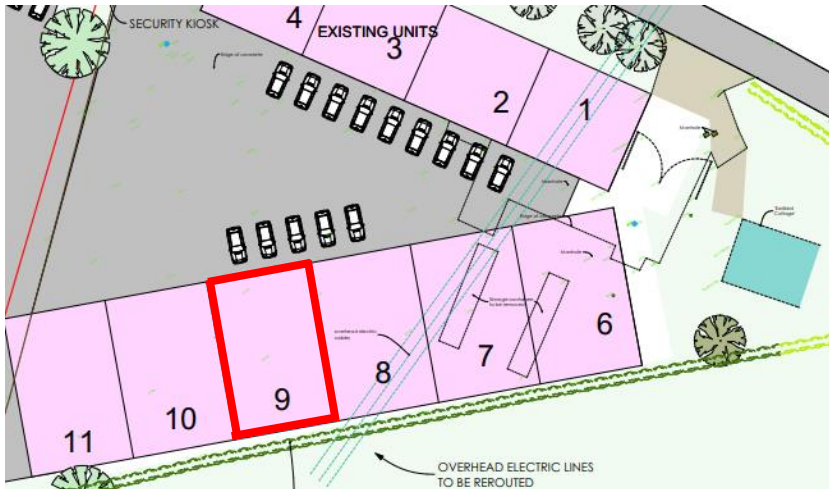
DESCRIPTION

Asenby Business Park is a new build business park with units suitable for industrial, warehouse or workshop use. Comprising a terrace of modern industrial units, the available units area a terrace with concrete yard space to the front and the rear fronts on to Carr Lane.

The business park is very accessible located next to a junction of the A168 carriageway via Topcliffe Road Interchange.

The Business Park is secure and gated with a large shared concrete surfaced yard area. Units comprise steel portal frame structures with insulated cladding and translucent roof panel for natural light. Each unit has full glass personel door, full height electric roller shutter door, toilet and wash basin, 3 phase electric supply, fire alarm, fibre internet connection, polished concrete floor and marketed as shell units.

Benefitting from 6 metre eaves and being fully racked. The unit comes with an office and mezzanine floor with staircase access above. Translucent roof panels allows ample natural light.





RENT

From £1,600 per calendar month, subject to VAT where applicable.

TERMS

The unit will be available by way of an assignment or subletting of the existing Tenancy.

EPC

The properties have not been assessed for EPC but are likely to attract an A rating.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

August 2024

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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