



FSS

QUALITY TRUST VALUE

Plot 10, Block 8 Ripon Business Park,
Charter Road, Ripon, HG4 1AJ



**MODERN PORTAL FRAME
WAREHOUSE ON WELL
ESTABLISHED RIPON
BUSINESS PARK**

Rent £36,000 PA

Description

An opportunity to lease a modern portal framed warehouse located on the well-established Ripon Business Park on Charter Road. The premises themselves offer a total area of 4,000 sq ft of open plan warehouse space.

The unit is in a good condition throughout with the warehouse currently occupied by Econ, who can vacate as and when required with a new lease to be agreed.

The property benefits from two electric roller shutter doors, 3 phase electric, excellent eaves height of over 6 meters as well as external parking to the front of the property. The property also benefits from a disabled WC.

Tenure

Leasehold. New terms to be negotiated.

Rates

Rateable Value: TBC.

Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

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.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

Directions

From Ripon Bypass, take the third exit at the roundabout taking you onto the Boroughbridge Road/B6265. Take the next left onto Charter Road where Ripon Business Park can be found as you continue.



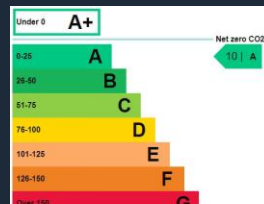
GROUND FLOOR
4047 sq.ft. (376.0 sq.m.) approx.



TOTAL FLOOR AREA : 4047 sq.ft. (376.0 sq.m.) approx.
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