

# TO LET

UNIT 4  
SALTERGATE  
BUSINESS PARK,  
BURLEY BANK  
ROAD ,  
HARROGATE,  
NORTH  
YORKSHIRE  
HG3 2BX

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**5,934 sq ft**  
**551.27 sq m**

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- Large private secure yard
  - Electric roller shutter door
  - Office and welfare space
  - Close proximity to the A59 Skipton Road
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## LOCATION

Saltergate Business Park is situated on Burley Bank Road approximately 2.5 miles west of Harrogate Town Centre and less than half a mile south of the A59 Skipton Road. The A61 Ripon Road is located some two and a half miles to the east.

Leeds lies 14.5 miles south and York 21.5 miles east.

## DESCRIPTION

The property comprises a detached industrial unit and benefits from the following specification:

- > Steel portal frame construction
- > Electric roller shutter door (2.97m height)
- > Painted concrete warehouse floor
- > Fluorescent strip lighting
- > Profiled metal sheeting roof with translucent light panels
- > Additional mezzanine space above offices
- > Internal offices and meeting room with lighting and heating
- > Separate male, female and disabled WC facilities
- > Kitchen with break out space
- > Private secure yard/parking space - 0.17 acres
- > 3.93 m minimum eaves height

## ACCOMMODATION

The property has been measured on a Gross Internal Area (GIA) basis:

Name	Size
Offices	1,850 sq ft (171.86 sq m)
Warehouse	2,375 sq ft (220.64 sq m)
Mezzanine	1,709 sq ft (158.77 sq m)
<b>Total</b>	<b>5,934 sq ft (551.27 sq m)</b>

## TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

£45,750 per annum.

Rent quoted exclusive of outgoing and VAT.

## SERVICES/SERVICE CHARGE

The Tenant will be responsible for payment of an annual Estate Service Charge to cover a fair contribution towards the costs of maintaining and repairing the common parts of the Business Park.

This cost will be £9,200 per annum.

## RATEABLE VALUE

Current: £43,500

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

## EPC

A new EPC will be commissioned prior to completion of any new letting.

## LEGAL COSTS

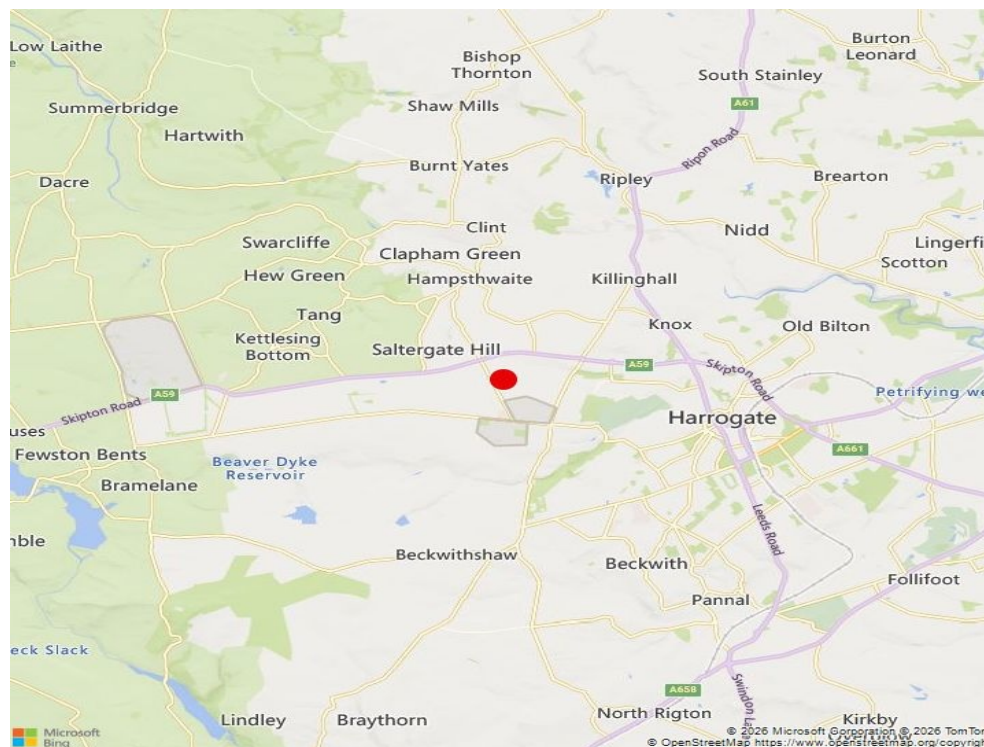
Each party to be responsible for the payment of their own legal costs.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agent.



## CONTACT

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## IMPORTANT INFORMATION

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