

TO LET

OPEN STORAGE LAND

- Institutional grade IOS plots
- Full concrete slab surface coverage
- Secure plots with lighting and perimeter fencing
- Gated access
- Less than 1 mile from Junction 48 of A1 Motorway



OPEN STORAGE LAND

At Crossroads Business Park, Roecliffe,
Boroughbridge, YO51 9LS

0.755 – 2.723 acres

**Lambert
Smith
Hampton**

DESCRIPTION

The property comprises two open storage plots available for immediate occupation and benefits from the following specification:

- Institutional grade IOS plots
- Full concrete slab surface coverage
- Secure plots with lighting and perimeter fencing
- Gated access
- Less than 1 mile from Junction 48 of A1 Motorway

LOCATION

The site is located on the Crossroads Business Park in Rowcliffe which is an established light industrial and distribution location with nearby occupiers including Crossroads Group, Reed Boardall, Alexander’s Motor Company and Chem Dry.

Positioned west of Boroughbridge town centre, the estate connects directly to Junction 48 of the A1(M), providing excellent access to the national motorway network.

The site is also well placed to service Leeds, York and Harrogate and its proximity to the A1(M) makes it a location which works well for national distribution / logistics businesses.

SIZE / ACCOMMODATION

Area	Size
Plot 1	0.755 acres
Plot 2	1.968 acres
Total	2.725 acres



Open Storage Land at Crossroads Business Park, Roecliffe, Boroughbridge, YO51 9LS



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

We advise interested parties make their own enquiries with the local authority:

www.gov.uk/find-business-rates

TERMS

Plots are available by way of new FRI leases. Rent available upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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