



Food Production / Warehouse Premises

13,531 - 16,559 Sq Ft (1,257.03 - 1,538.33 Sq M)

- Modern unit fitted for food packaging
- Eaves height of 7.5 metres
- Loading via 2 electric roller shutter doors
- Large self-contained yard with separate car parking
- High quality ancillary offices



Location

Thorp Arch Estate is strategically situated approximately equidistant between Leeds, Harrogate and Wetherby and is within 3 miles of both Junctions 45 and 46 of the M1 Motorway.

The building itself is accessed off Ash Way.

Description

The premises provide a modern detached warehouse / industrial premises with the benefit of the following specification and tenant fit out;

- Eaves height of 7.5 metres
- Loading via 2 electric roller shutter doors
- Large self-contained yard with separate car parking
- High quality ancillary offices
- Food packing hall with mezzanine storage above

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse / Production	1,023.88	11,020
First Floor Offices	233.22	2,510
Total	1,257.10	13,531
Mezzanine	281.34	3,028



EPC

The property has an EPC Rating of D(84). A copy of the EPC certificates and reports are available on request.

Legal Costs

According to the Valuation Office Agency website the property has a Rateable Value of £65,000. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Terms

The property is available by way of an assignment of the existing lease dated 18th April 2014 for a term of 10 years at a passing rent of £99,850.

Viewings

For further information or to arrange a viewing please contact;

GV&Co
Jonathan Jacob
07809 526118
jonathan@gvproperty.co.uk

HTA Real Estate
Nick Atkinson
07950 319060
nick@htare.co.uk



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