



Modern Detached Warehouse / Industrial Unit 16,435 Sq Ft (1,526.81 Sq M)

- Strategically situated within 3.5 miles of Junction 47 of the A1 Motorway.
- High quality ancillary offices
- Loading via 2 electrically operate roller shutter doors
- Shared secure site with gated access
- Generous car parking provision



Location

The property is situated on Hambleton Grove and is strategically located approximately 0.5 miles from Knaresborough Town Centre, and within 3.5 miles of both Harrogate Town Centre and Junction 47 of the A1(M) Motorway.

The property itself is accessed off Hambleton Grove.

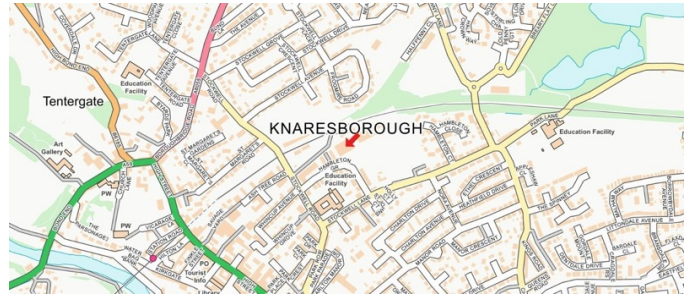
Description

The property comprises a modern warehouse / industrial building with the benefit of the following specification;

- High quality ancillary offices
- Loading via 2 electrically operate roller shutter doors
- Shared secure site with gated access
- Generous car parking provision

Accommodation

Accommodation	Sq m	Sq ft
Warehouse	1,397.56	15,043
Ground Floor Office	60.91	656
First Floor Office	68.36	736
Total	1,526.83	16,435



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

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

Terms

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

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

Jonathan Jacob
0113 285 5984
jonathan@gvproperty.co.uk



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