

TO LET

UNIT D
KNARESBOROUGH
TECHNOLOGY
PARK, MANSE
LANE,
KNARESBOROUGH,
NORTH
YORKSHIRE
HG5 8LF

12,870 sq ft
1,195.62 sq m

- Attractive Business Park Environment
- High Quality Office Accommodation
- Ample Parking
- Secure site

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LOCATION

Knaresborough Technology Park is situated at the junction of Manse Lane and the A59. This excellent location provides direct access to Junction 47 of the A1 and offers easy access to the wider motorway network.

DESCRIPTION

High quality light industrial/warehouse accommodation set within a landscaped Business Park.

The available unit comprises a self contained unit of 12,870 sq ft

The building is of steel portal frame construction with brickwork and profile sheet cladding elevations set beneath a pitched roof.

The property offers modern accommodation with the following specification

5.5 metre clear working height
High quality office content
Ambirad heating to part of warehouse
Electrically operated roller shutters
LED lighting
Ample car parking
Concrete floors

ACCOMMODATION

| Name | Size |
|--------------|-------------------------------------|
| Warehouse | 9,803 sq ft (910.7 sq m) |
| Offices | 3,067 sq ft (284.92 sq m) |
| Total | 12,870 sq ft (1,195.62 sq m) |

TERMS

The premises are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed

RENT

The property is available to let at an initial rent of £103,000 per annum exclusive.

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. For further information, please contact agents.

EPC

A full copy of the Energy Performance Certificate is available on request.

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 agents.



CONTACT

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