



## Unit E Little Catterton Lane Industrial Estate

Little Catterton Lane, Tadcaster, LS24 8EA

### Prominent Cold Store Unit with Large Secure Yard

**42,900 sq ft**  
(3,985.54 sq m)

- Cold storage
- 5.1m eaves
- 24 hour access
- Large Secure yard
- Electric roller shutter door
- 5.1m Eaves height
- High bay lighting
- 3 Phase supply



# Unit E Little Catterton Lane Industrial Estate, Little Catterton Lane, Tadcaster, LS24 8EA

## Summary

<b>Available Size</b>	42,900 sq ft
<b>Rent</b>	£5.50 per sq ft
<b>Business Rates</b>	The RV is currently being re-assessed
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (65)

## Description

Little Catterton Lane Industrial Estate comprises a mix of storage/distribution and cold store units. Unit E offers a large, functional cold storage facility that has been split to form multiple bays able to be temperature controlled individually at the desired level.

The unit is offered with a large secured yard with access to the building via a large electric roller shutter door.

## Location

Little Catterton Lane Industrial Estate is located 1.2 miles from the centre of Tadcaster accessed via the A64 York Road and conveniently positioned 8 miles east of the A1(M) motorway. J.47 of the A1(M) to Harrogate lies 14 miles north with Leeds City Centre accessed via the M1 motorway is approximately 24 miles south west. With affluent towns such as Tadcaster, Wetherby and Harrogate in close proximity, along with Leeds and York within commutable distance

## Specification

The property benefits from the following specification:

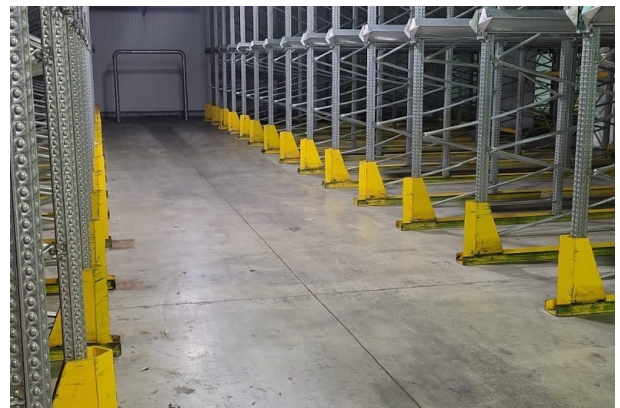
- \* Cold storage with capabilities of -25 degrees Celsius
- \* 0.65 acre re-surfaced yard
- \* 5.1m Eaves height
- \* High bay lighting
- \* High bay racking
- \* 3 Phase supply
- \* Level access loading doors

## Viewings

For viewing arrangements or to obtain further information please contact the agents.

## Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.



## Viewing & Further Information



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