



TO LET

INDUSTRIAL/FORMER FOOD PRODUCTION FACILITY

57,500 Sq Ft (5,341.75 Sq M)

- ◆ 24 hour access
- ◆ Secure yard
- ◆ Level access loading doors
- ◆ Electric roller shutter door
- ◆ Suitable for alternative uses (STP)



Unit F Little Catterton Lane Industrial Estate, Little Catterton
Lane
Tadcaster, Islington, LS24 8EA

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.

DESCRIPTION

Little Catterton Lane Industrial Estate comprises a mix of storage/distribution and cold storage, with Unit F offering a former food production facility. The property can be offered with or without the food manufacturing equipment and therefore can be used solely for storage purposes. The property may be suitable for alternative uses (subject to planning).

- ◆ Easy access to A64
- ◆ 3 Phase supply
- ◆ Level access loading doors
- ◆ High bay lighting

ACCOMMODATION

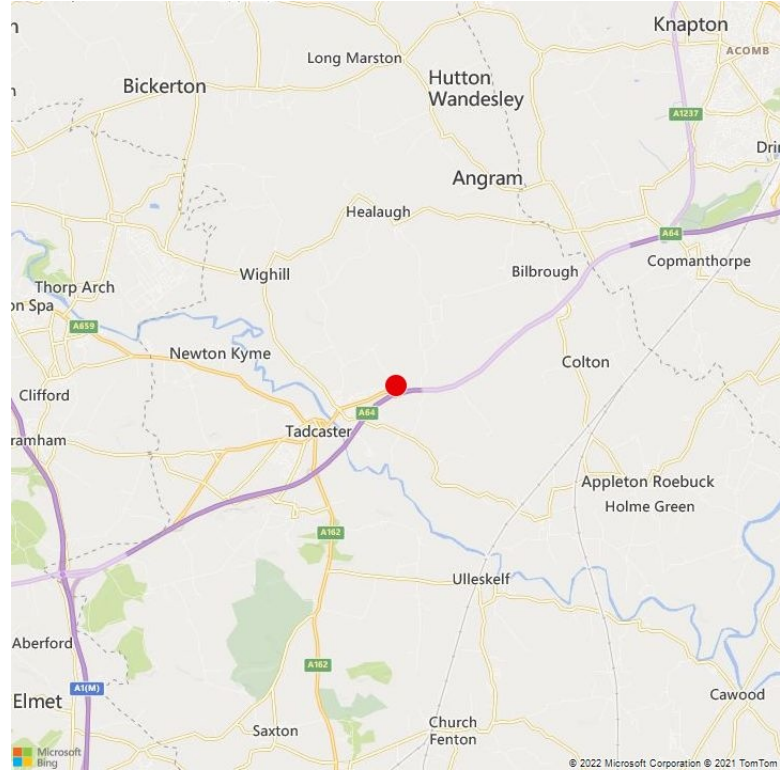
The property provides a Gross Internal Area of:

Total (GIA) 57,500 Sq Ft

For viewing arrangements or to obtain further information please contact:

Max Vause
maxvause@cartertowler.co.uk

Hazel Cooper
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RATES

The unit will require individual assessment upon occupation.

Rateable Value:	0
Rates Payable (2022/2023):	0

TERMS

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

VAT

VAT will be payable where applicable.

LEGAL COSTS

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

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