



## Unit F Little Catterton Lane Industrial Estate

Little Catterton Lane, Tadcaster, LS24 8EA

### INDUSTRIAL/FORMER FOOD PRODUCTION FACILITY

**57,500 sq ft**  
(5,341.92 sq m)

- 24 hour access
- Secure yard
- Level access loading doors
- Suitable for alternative uses (STP)
- Easy access to A64
- 3 Phase supply
- Level access loading doors
- High bay lighting

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

## Summary

<b>Available Size</b>	57,500 sq ft
<b>Rent</b>	£3.50 per sq ft
<b>Business Rates</b>	The unit is currently being re-assessed
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## 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).

## 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:

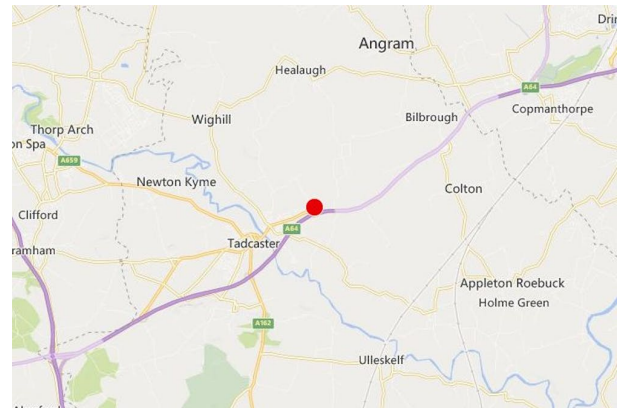
- \* Easy access to the A64
- \* 24 hour access
- \* Secure yard
- \* Level access loading doors
- \* Suitable for alternative uses (STP)

## 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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