

TO LET

NEW HIGH QUALITY LIGHT INDUSTRIAL/TRADE COUNTER UNIT WITHIN PROMINENT AND ACCESSIBLE BUSINESS PARK ON A19



UNIT 27 SHIRES BRIDGE BUSINESS PARK EASINGWOLD YO61 3EQ

Approx 1,735 sq ft (161.18 sq m) in total

- Individual Frontage
- Car Parking/Service Area
- Includes Mezzanine of 435 sq ft (40.41 sq m)
- High Speed Fibre Optic Broadband (up to 100Mb)

LOCATION

The property is located on the south side of Easingwold, situated on the A19 approximately midway between York and Thirsk. Shires Bridge Business Park is an established business development for Easingwold and occupies an excellent and very prominent edge of town position with immediate access to the busy A19.

DESCRIPTION

The unit comprises one of three adjoining light industrial business premises on this popular business park. Access is via a private estate road, leading from the A19.

The buildings are finished to a high standard of specification including:

- Portal steel framed construction
- Mezzanine level incorporating office pod and kitchen area.
- Three phase electricity
- Overhead internal LED low energy lighting and 13 amp wall sockets
- Parking for 4 vehicles
- High speed fibre connected to the estate
- Up and over powered vehicle access door and personnel door
- Disabled specification WC with hand basin and alarm

SERVICES

Mains water and three phase electricity are provided to the unit. Foul drainage to be served via a private supply within the business park. The agents have not tested services; the ingoing tenant is required to satisfy themselves in respect of availability and condition of the service provision to the subject property.

ACCOMMODATION

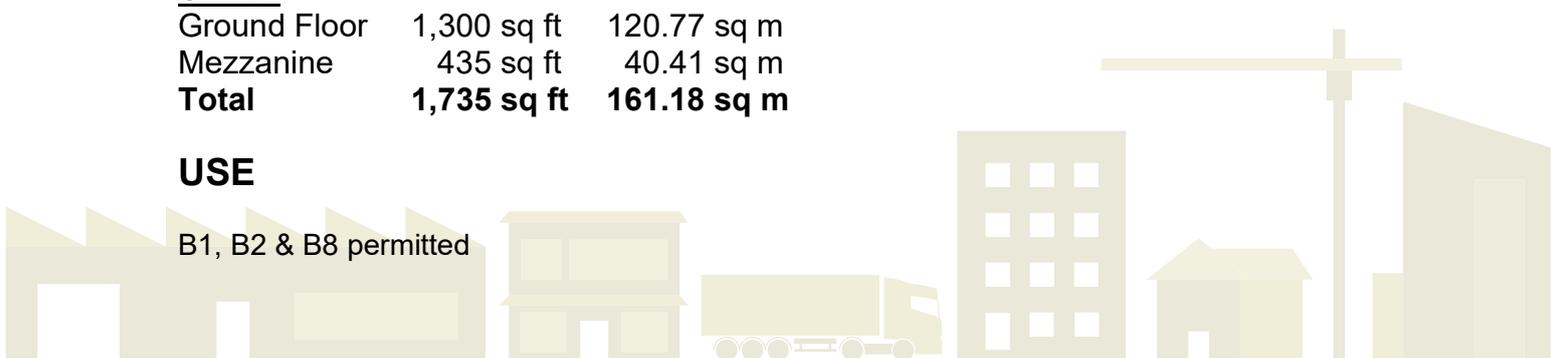
The unit provides the following approximate gross internal areas:

Unit 27

Ground Floor	1,300 sq ft	120.77 sq m
Mezzanine	435 sq ft	40.41 sq m
Total	1,735 sq ft	161.18 sq m

USE

B1, B2 & B8 permitted



BUSINESS RATES

The unit has a rateable value of £11,250. Interested parties should make their own enquiries to Hambleton District Council on 01609 779 977.

TERMS

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

Unit 27 £15,500 pa exclusive

ESTATE MAINTENANCE COSTS

There will be an annual contribution to site maintenance costs, currently set at circa £400 plus VAT, reviewable annually.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Carter Towler will be deemed exclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

FURTHER INFORMATION / VIEWING

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