



Hazeldene Fold, Main Street

Minskip, YO51 9PH

Modern Industrial/Storage Unit

2,566 sq ft
(238.39 sq m)

- Undergoing refurbishment
- 0.5 miles from J48 of the A1(M)
- Secure yard with parking



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Summary

Available Size	2,566 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

The unit is situated off Hazeldene Fold in the North Yorkshire village of Minskip, approximately 0.5 miles from J48 of the A1(M). The unit is situated 8.5 miles from Ripon, 9.5 miles from Harrogate and 31 miles from Leeds City Centre.

The unit benefits from the following specification:

- * Modern office accommodation
- * WC and staff welfare facilities
- * LED lighting
- * Electric roller shutter door
- * 3 phase electricity
- * Concrete floor
- * Secure yard with parking

Location

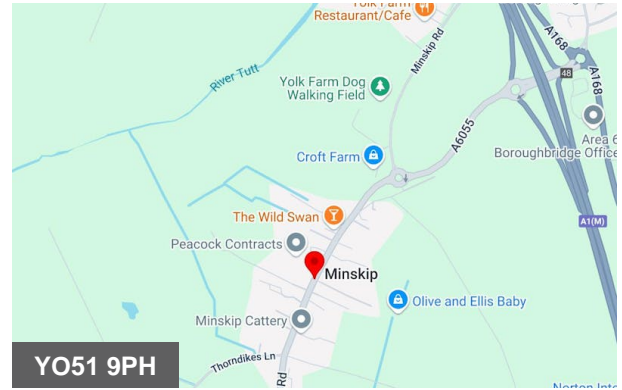
The property comprises a detached single-storey steel portal framed light industrial warehouse unit with a double skin metal profile sheet roof incorporating translucent roof panels. The walls are clad with insulated metal profile sheet cladding.

Viewings

For further information or to arrange a viewing, please contact Carter Towler.

Terms

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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