

## TO LET

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



#### UNIT 15 SHIRES BRIDGE BUSINESS PARK EASINGWOLD YO61 3EQ

Approx 1,600 sq ft (148.64 sq m) Gross Internal

- Individual Frontage
- External Car Parking/Service Area
- 6M Eaves capable of incorporating Mezzanine level
- High Speed Fibre Optic Broadband to site (up to 100Mb)
- 3 Phase Power Supply

## 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 park development for Easingwold and occupies an excellent and very prominent edge of town position with immediate access to the busy A19.

## DESCRIPTION

The property comprises the end unit of terrace of 4 adjoining light industrial business premises on this popular business park. Access is via a private estate road, leading from the A19.

The building is finished to a high standard of specification including:

- Portal steel framed construction
- Double skin Insulation
- 3 phase electricity
- Parking for 6 vehicles
- Service Yard
- Access to high-speed fibre internet (supplied by others)
- Up and over powered vehicle access doors and personnel door
- Disabled specification WC with hand basin

## 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:

Total 1,600 sq ft 148.64 sq m

## USE

B1, B2 & B8 permitted

## BUSINESS RATES

The unit has not yet been separately accessed but it is anticipated the Ratable Value will be in the order of approximately £13,000 pa. A prospective tenant must rely on their own investigations with the local authority rating department.

## TERMS

The unit is available by way of a new full repairing & insuring lease for a term of years to be agreed at an initial rent of £16,000 per annum exclusive.

## ESTATE MAINTENANCE COSTS

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

## VAT

The unit has been elected for VAT which will be payable on all outgoings associated with the premium or new lease.

## LEGAL COSTS

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

## FURTHER INFORMATION / VIEWING

**CARTER TOWLER**  
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