

TO LET

MODERN SINGLE STOREY LIGHT INDUSTRIAL / WAREHOUSE UNIT

819 sq ft (76.1 sq m)



- **Flexible “Easy In Easy Out” terms**
- **Early occupation available**
- **Suitable for a variety of uses**
- **Convenient for Village Centre and A65**

**UNIT 2B, CRAGG HILL INDUSTRIAL ESTATE, CRAGG HILL ROAD,
HORTON IN RIBBLESDALE, BD24 0HN**

LOCATION

The property is located off Cragg Hill Road in the village of Horton in Ribblesdale. The village is situated some 6 miles north of Settle and 12 miles east of Ingleton and is conveniently positioned for access on to the A65 running between Junction 36 of the M6 Motorway to the north and Skipton to the south.

DESCRIPTION

Cragg Hill Industrial Estate comprises a development of 5 single storey steel portal framed light industrial / warehouse units having pitched insulated profile metal sheet roofs. The walls are clad in full height cavity reconstituted stonework.

The unit enjoys drive-in access via a single metal sectional up and over door. A main works / warehouse area is provided along with a single toilet room.

ACCOMMODATION

2B 819 sq ft (76.09m²)

TERMS

The unit is available by way of new effectively full repairing and insuring leases, for an initial term of 3 years at an annual rent of £5,250 + VAT exclusive of rates and utilities, and a maintenance rent of £1,150 + VAT inclusive of buildings insurance and repairs to tenant shared areas.

BUSINESS RATES

The unit has a rateable value of £4,150.

SERVICES

Mains electricity and water are available.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E-111. A full copy of the EPC is available upon request.

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FURTHER INFORMATION / VIEWING

Strictly by prior appointment with the sole letting agents:-

Hayley Stephenson

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(Ref: TMR.HS.09589)

MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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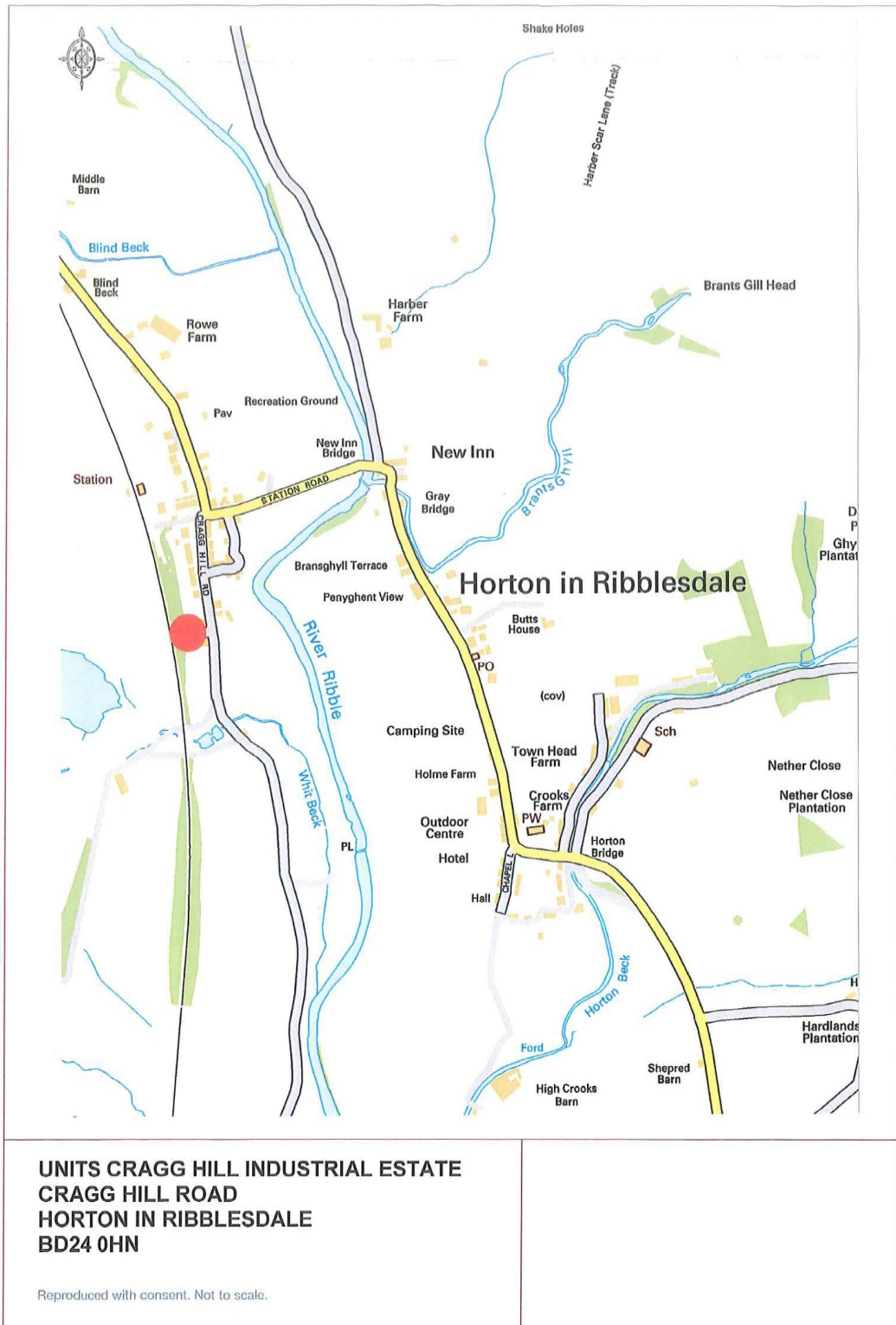
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**UNITS CRAGG HILL INDUSTRIAL ESTATE
CRAGG HILL ROAD
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