

TO LET

Nidderdale Park, Beckwith Knowle,
Harrogate, North Yorkshire HG3 1SA

Modern Industrial Unit
16,275 sq ft on 1 acre plot



DHP.
DOVE HAIGH PHILLIPS
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dhpproperty.co.uk

Location

The property occupies a prime location alongside Cardale Park approximately 2 miles south west of Harrogate town centre.

- **Excellent location.**
- **Harrogate town centre & railway station within 2 miles.**
- **Established commercial location.**
- **Nearby occupiers include Redcentric, IDHL, Labcorp and Moda Group.**

Description

- 16,275 sq ft GIA with 5.7m minimum eaves throughout the warehouse.
- Modern steel portal frame construction.
- Large dedicated yard area.
- Large mezzanine (can be removed if required).
- X2 ground level loading doors.
- Ground floor workshop/lab space.
- First floor offices with kitchen and W.Cs.
- Potential for large power supply (further details on request).





RHS Harlow Carr

North Yorkshire Police

Central House

Lookers

Labcorp

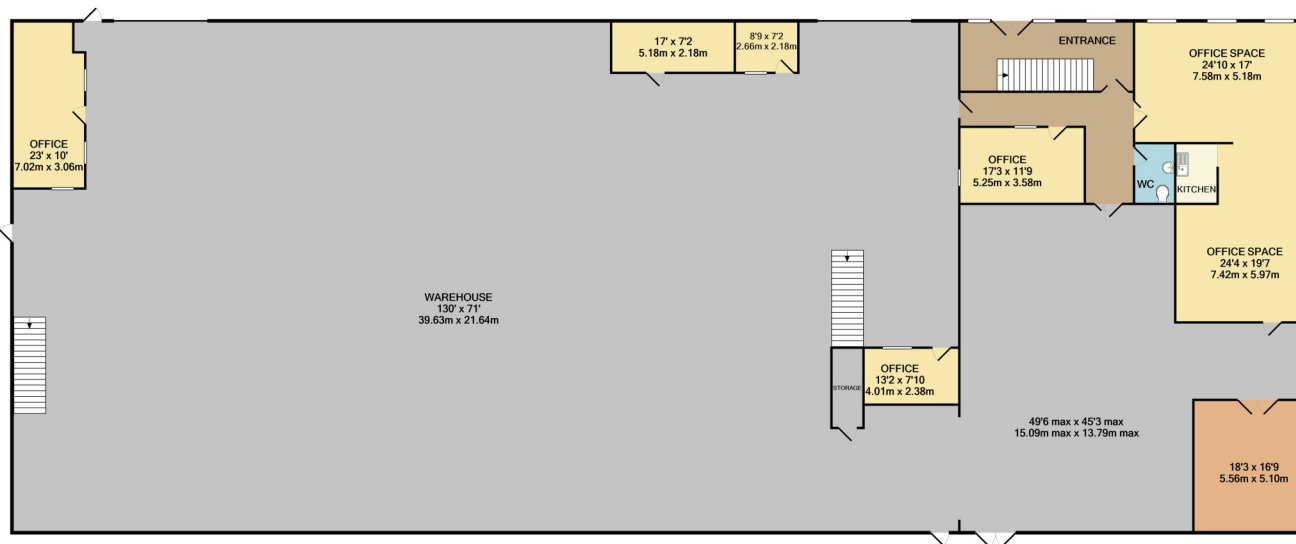


Accommodation

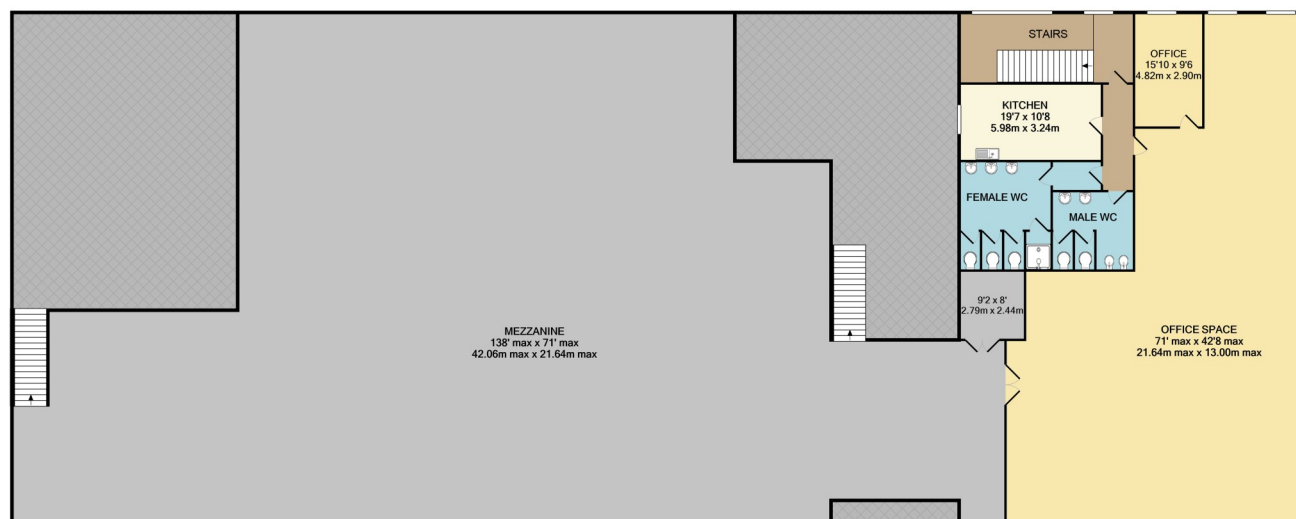
	Sq ft	Sq m
Warehouse (5.7m min eaves)	9,289	862.99
Workshop/lab/W.C's (ground floor, 2.5m height)	3,667	340.69
Offices (first floor)	3,318	308.29
Mezzanine (can be removed)	7,157	664.94
(excl mezz) TOTAL GROSS INTERNAL AREA	16,275	1,5112

- Low site coverage
- 1 acre total site area
- Established landscaping
- Secure boundary fence
- Entrance barrier





GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Terms

A new Fully Repairing & Insuring lease is available on terms to be negotiated. Please contact the agents for further details.

Business Rates

The current rateable value includes a neighbouring property therefore interested parties are advised to make their own enquiries via North Yorkshire Council.

EPC

Eskdale House: Energy performance rating of D (79). A copy is available on request.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All rents quoted are exclusive of VAT which may be charged in addition.

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Viewing & Further Information



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