

FOR SALE/TO LET

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



**UNITS 17&18 SHIRES BRIDGE BUSINESS PARK
EASINGWOLD YO61 3EQ**

Approx 4,030 sq ft (374.40 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

Units 17 & 18 comprise a high quality, modern industrial/warehouse business unit of steel portal frame construction with low brick/blockwork walls with insulated metal clad elevations above, having an eaves height of approximately 20 feet (6.0 m); there are two electric roller shutter doors for loading access and 11-12 parking spaces.

Internally, the premises have fluorescent lighting and, within Unit 18, there is an office section on ground & mezzanine floors also providing an entrance/reception office, staff restroom/tea-point and Men's and Women's/Disabled toilets.

General Specification:-

- Portal steel framed construction
- Double skin Insulation
- 3 phase electricity
- Parking
- Service Yard
- Access to high-speed fibre internet (supplied by others)
- Up and over powered vehicle access doors and personnel door
- Comfort Cooling within office space

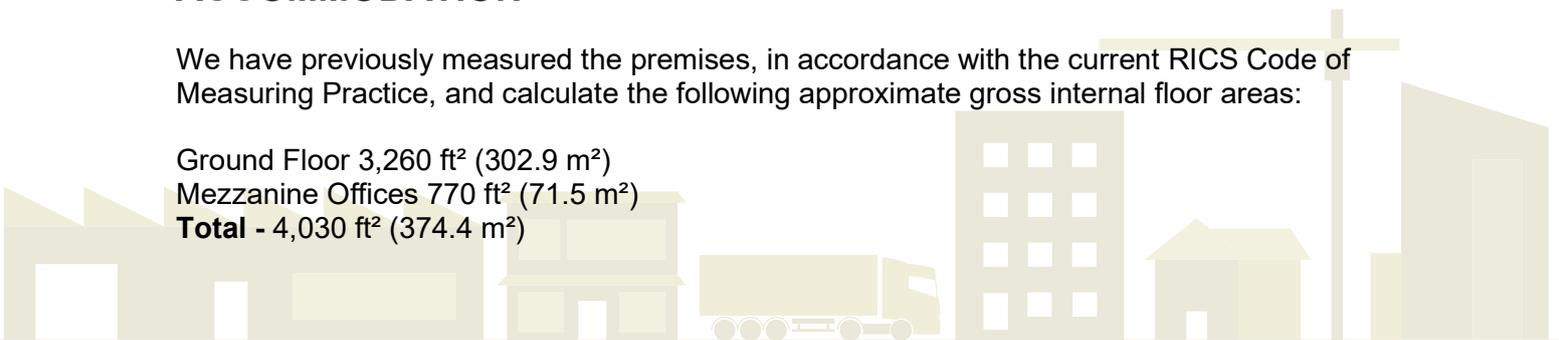
SERVICES

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

We have previously measured the premises, in accordance with the current RICS Code of Measuring Practice, and calculate the following approximate gross internal floor areas:

Ground Floor 3,260 ft² (302.9 m²)
Mezzanine Offices 770 ft² (71.5 m²)
Total - 4,030 ft² (374.4 m²)



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 £23,520 pa. A prospective tenant must rely on their own investigations with the local authority rating department.

TERMS

The unit is available by way of assignment of the long leasehold interest at a premium of £475,000 or alternatively by way of a new full repairing & insuring sub-lease for a term of years to be agreed at an initial rent of £36,000 per annum exclusive.

ESTATE MAINTENANCE COSTS

There will be an annual contribution to site maintenance costs, currently set at circa £800 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

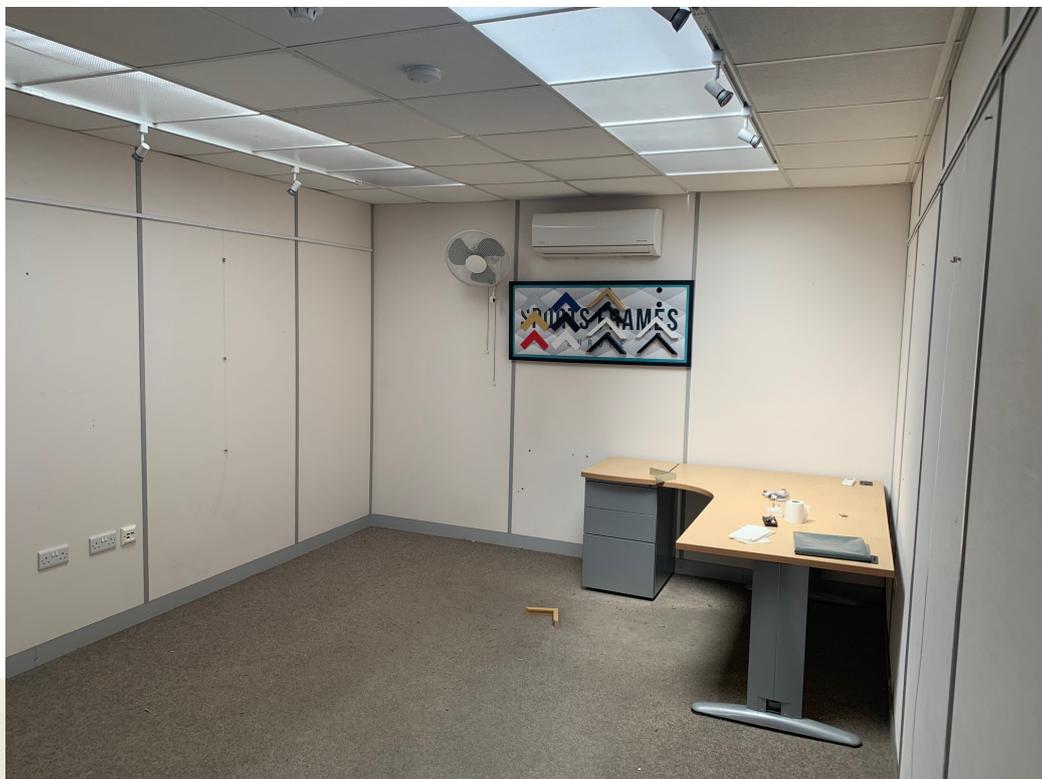
Each party are to be responsible for their own legal costs incurred in connection with this transaction.

FURTHER INFORMATION / VIEWING

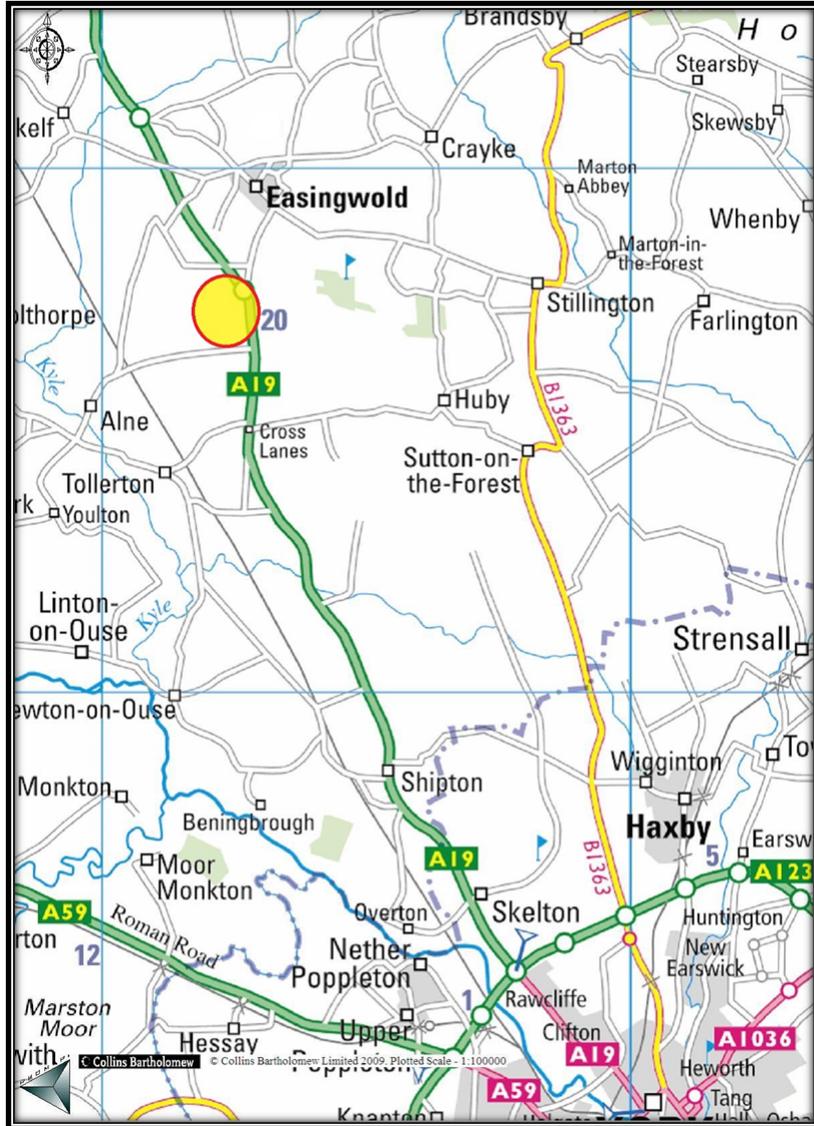
CARTER TOWLER
01904 217 941

Miles Lawrence
mileslawrence@cartertowler.co.uk
07711 868 336









IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2025. For information on our Privacy Policy please visit our website - www.cartertowler.co.uk