

Modern Light Industrial / Warehouse Unit with Mezzanine Storage & Integrated Good Quality Office Space

TO LET



**Unit 11 Rudgate Business Park
Near Wetherby
Leeds
YO26 7RD**

- **Gross Internal Floor Area 5,825 SQ.FT / 541.15 SQ.M**

LOCATION

Rudgate Business Park, Rudgate Lane, is located off the B1224 York Road, approximately 4.5 miles due east from Junction 46 of the A1(M) motorway, 5 miles from Wetherby town centre and 10 miles to both York and Leeds in opposite directions.

Please see the attached location plan.

DESCRIPTION

The available unit, probably constructed in the late 1990's/early 2000's, comprises an end terrace single span steel portal framed building with blockwork & profile insulated metal clad elevations. The roof is of insulated metal cladding with integrated translucent roof lights. Access to the unit is via a metal framed pedestrian door or an electronically operated sectional folding goods door.

Externally there is a concrete covered yard/parking/loading area and to the side elevation of the unit is a useful metal clad single story detached storage unit.

Internally the ground floor generally forms warehouse & workshop accommodation to an internal eaves height of approximately 6.3M / 20ft. The principal warehouse space is lit with new high bay LED units. There is a staff canteen area, toilets, disabled WC, storage areas and a small reception area.

2 Flights of stairs lead to the first-floor offices and mezzanine storage to the rear of the main warehouse area. The offices are of good quality and there is a small meeting room.

ACCOMMODATION

Ground Floor

Warehouse & Welfare Areas	3,848 sq ft	(357.42 sq m)
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First Floor

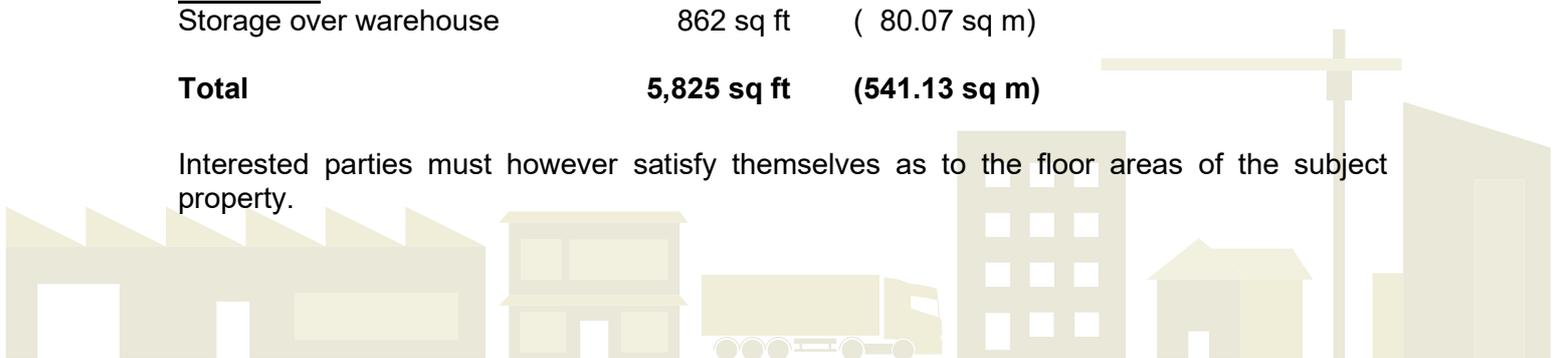
Offices	1,115 sq ft	(103.64 sq m)
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Mezzanine

Storage over warehouse	862 sq ft	(80.07 sq m)
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Total	5,825 sq ft	(541.13 sq m)
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Interested parties must however satisfy themselves as to the floor areas of the subject property.



SERVICES

The premises are connected to mains electricity (3 phase) and water. Drainage/foul water is via a private septic tank common to the estate. Heating to the office areas is via a combination boiler served via the LPG system. The warehouse area has a high-level hot air blower again serviced via the LPG supply.

TERMS

The premises are available by way of a new full repairing and insuring lease for a minimum term of 5 years at an initial rent of £30,000 per annum exclusive.

RATEABLE VALUE

We have been informed that the property has a Rateable Value of £26,000.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

The property is elected for VAT.

LEGAL COSTS

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

FURTHER INFORMATION & VIEWING

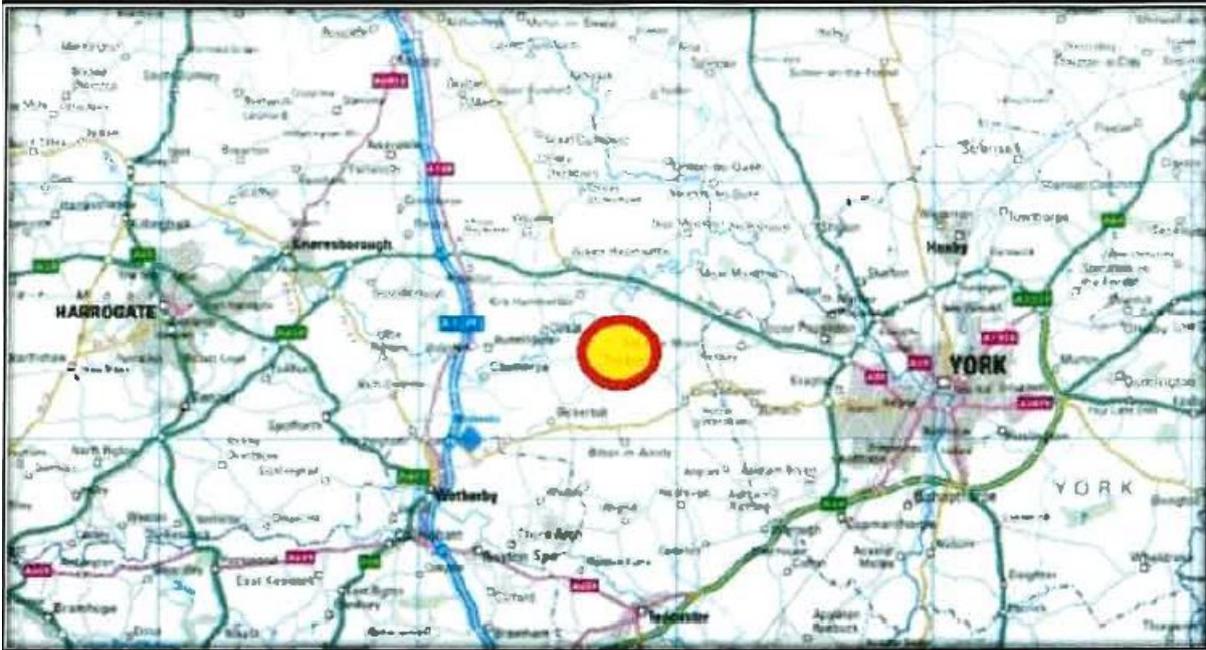
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