

Unit 2b, Fearby Road, Masham Business Park, Masham, Ripon, HG4 4ES



Light industrial office / studio with dedicated parking at Masham Business Park

- Self-contained production offices/workshop/studio
- Kitchen and WC facilities
- Dedicated on-site car parking
- £8,000 p.a. exclusive

Industrial
TO LET

1,166 sq ft
(108.32 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

Unit 2b, Fearby Road, Masham Business Park, Masham, Ripon, HG4 4ES

Summary

Available Size	1,166 sq ft
Rent	£8,000 per annum
Rateable Value	£8,500 As the rateable value is below the £12,000 rates threshold a new tenant will be eligible for small business rates (no rates payable) subject to an occupier's status. Interested parties are invited to make any enquiries with the local rating authority North Yorkshire Council on 01423 500600.
Car Parking	There is ample onsite car parking.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (101)

Description

The development provides warehousing, production and office facilities.

Unit 2b provides a workshop/studio/office suite with kitchen and WC facility. Unit 2a warehouse to the rear is also available - the two units are available separately or as a whole.

Location

Masham Business Park is situated off Fearby Road close to its junction with Westholme Road/Foxholme Lane, approximately 1/2 mile to the north-west of The Market Place.

Masham is approximately 9 miles north-west of Ripon, approximately 6 miles south-west of Bedale and approximately 11 miles south-east of Leyburn. The A1 trunk road is approximately 8 miles to the east.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Floor	1,166	108.32	Available
Total	1,166	108.32	

Terms

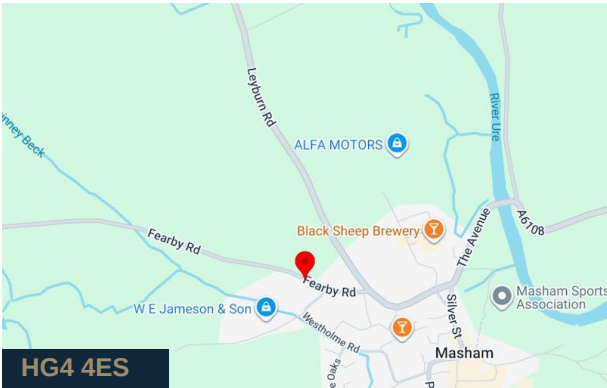
The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Viewing Information

To request a viewing pleased call our offices on 01423 547313 or email us at info@montpellierproperty.com and we will arrange this at your convenience.

Services

We are advised that services are connected to th property including electricity (3 phase), water and drainage.



Viewing & Further Information

Peter Rawnsley

(01423) 547912
pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313
hcr@montpellierproperty.com