



Unit 7 Monkswell Park

Manse Lane, Knaresborough, HG5 8NQ

Modern Industrial Unit with Offices

12,550 sq ft
(1,165.93 sq m)

- Sought after location
- Close proximity to A1(M) motorway
- Shares yard with parking
- Generous office accommodation
- Secure site

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Summary

Available Size	12,550 sq ft
Rent	£8.50 per sq ft
Rates Payable	£48,562.50 per annum
Rateable Value	£87,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

Unit 7 is a modern steel portal frame industrial unit with part brick and part clad elevations under a pitched profile sheet roof. Loading to the warehouse area is via a ground level steel roller shutter door. The unit benefits from a two storey office accommodation block which includes male and female toilets and a small kitchen. The warehouse area benefits from lighting and minimum eaves of 5.6m.

Externally the unit benefits from a dedicated secure yard and 8 parking spaces.

Location

The property is situated on the established Monkswell Park industrial estate, strategically located 0.2 miles from the A59, circa 3 miles to the junction 47 of the A1(M). The property is also just a 30-minute drive from Leeds City Centre & Leeds Bradford Airport.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	10,776	1,001.12
Ground - offices	887	82.40
1st - Offices	887	82.40
Total	12,550	1,165.92

Viewings

For further information or to arrange a viewing please contact either joint agent.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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