



Light industrial unit with loading doors, offices and yard parking

- Light industrial workshop with loading doors
- Mezzanine with offices and kitchen facilities
- Palisade fenced yard area for several cars
- 1 mile from Harrogate Town Centre

Industrial
TO LET

3,924 sq ft
(364.55 sq m)



Technology House, 15 Chatsworth Terrace, Harrogate, HG1 5HT

Summary

Available Size	3,924 sq ft
Rent	£27,500 per annum
Rateable Value	£18,250 Interested parties are advised to contact the local rating authority North Yorkshire Council on 01423 500600.
Car Parking	The property benefits from a pallisade fenced yard area for several cars.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property briefly comprises a steel framed light industrial workshop unit.

The property provides a unit with an open plan area to a mezzanine floor with ancillary offices, a staff room/kitchen.

Externally the property provides a small palisade fenced yard for parking/loading purposes.

Location

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England.

The property is situated on Chatsworth Terrace close to its junction with the A59 and the Harrogate Fire Station approximately 1 mile from the town centre.

Accommodation

The accommodation comprises the following areas:

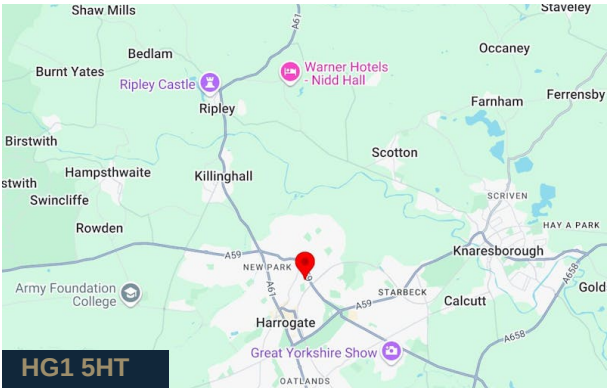
Name	sq ft	sq m	Availability
Ground - Floor Workshop	3,009	279.55	Available
1st - Floor Office & Ancillary Staff	825	76.65	Available
Total	3,834	356.20	

Services

We are advised that electric, water supply and a drainage system are connected to the property

Terms

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



Viewing & Further Information

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