

Unit 3, Beech Avenue Business Park, Harrogate, HG2 8DY



Warehouse / Workshop with office and staff facilities

- Warehouse with loading door
- Staff facilities include WCs and kitchen
- Mezzanine storage
- Dedicated car parking to the front of the unit
- £15,000 p.a. exclusive

Industrial
TO LET

2,680 sq ft
(248.98 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	2,680 sq ft
Rent	£15,000 per month
Rateable Value	£15,250 Interested parties are advised to make any further enquiries direct to the Local Rating Authority North Yorkshire County Council: 01423 500600.
VAT	Applicable
Legal Fees	Any ingoing tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of £300.
EPC Rating	D (84)

Description

The property comprises a light industrial workshop building with ancillary office accommodation under a pitched clad roof with integrated roof lights, a personnel door and a loading door.

Internally the property comprises a warehouse /workshop with office and staff facilities which include WC's, a kitchen and mezzanine storage.

Location

The premises are located close to Harrogate, approximately 15 miles north of Leeds, 20 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford Airport.

The premises are situated off Leeds Road (A61) and Hookstone Road, close to the intersection at Nidd Vale Corner, the site of the new Marks and Spencer, approximately 1 mile South of Harrogate Town Centre.

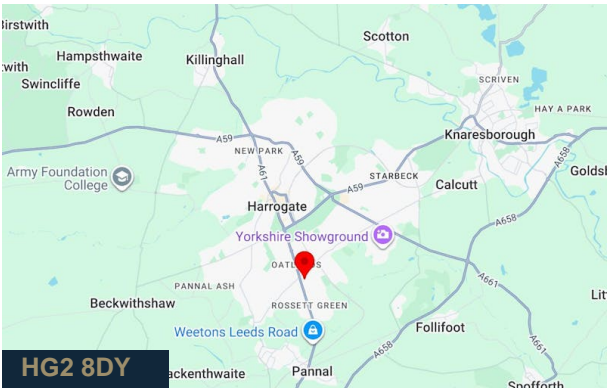
Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England. The population of wards that make up the Harrogate Town is approximately 76,800 (ONS 2019) within which there is a high socio-economic profile.

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Warehouse	2,294	213.12	Available
Ground - Floor Mezzanine Storage	386	35.86	Available
Total	2,680	248.98	



Viewing & Further Information

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com