

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



Light industrial / studio units with loading and dedicated parking at Masham Business Park

- Unit 2a - Light industrial unit with loading door and personnel entrance
- Unit 2b - Production/workshop/studio with kitchen and WC with separate access
- Two units available separately or as a whole
- Three phase electricity
- Dedicated on-site car parking

Industrial
TO LET

1,166 to 4,682 sq ft
(108.32 to 434.97 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	1,166 to 4,682 sq ft
Rent	£8,000 - £25,500 per annum
Rateable Value	£19,500 This rating refers to the whole of Unit 2 - the two units will need to be re-assessed for individual business rates.
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 which can be split to provide two self-contained units.

Unit 2a provides a workshop/warehouse with front loading and separate personnel door. Unit 2b (to the rear) provides a smaller production facility/workshop/studio with an office suite kitchen and WC facility, both offer dedicated onsite car parking.

The 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 Unit 2a (inc Mezzanine)	3,516	326.65	Available
Ground - Floor Unit 2b	1,166	108.32	Available
Total	4,682	434.97	

Services

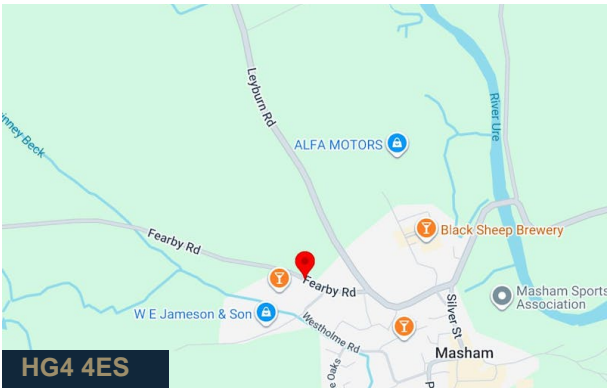
We are advised that services are connected to th property including electricity (3 phase), water and drainage.

Terms

The units are 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.



Viewing & Further Information

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