



## Unit 4, Station Road

Tadcaster, LS24 9JG

### Industrial / Warehouse Unit with Offices

**7,933 to 13,379 sq ft**  
(737 to 1,242.95 sq m)

- Established industrial location
- Flexible terms available
- Dedicated yard and parking
- Available with or without office accommodation



# Unit 4, Station Road, Tadcaster, LS24 9JG

## Summary

<b>Available Size</b>	7,933 to 13,379 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	To be confirmed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>BER Rating</b>	C (73)

## Description

The subject unit comprises a detached industrial unit of steel portal frame construction, with both brick/blockwork and clad elevations which sit under a pitched insulated metal profile sheet roof incorporating translucent roof lights. The property also incorporates significant office accommodation over ground and first floor levels.

The unit benefits from the following specification:

- Significant two storey office accommodation
- Kitchen and WC Facilities
- 3 phase electricity
- Gas supply
- Solid concrete floor
- High bay LED lighting to warehouse
- 5.4m minimum eaves height
- A single electric ground level loading door

## Location

The unit is located on Station Road Industrial Estate, positioned to the south west of Tadcaster town centre. The unit is conveniently positioned benefitting from Tadcaster's strong arterial routes via the A64 and A1(M) leading to the national motorway network.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	7,933	737	Available
Ground - Office	2,723	252.97	Available
1st - Office	2,723	252.97	Available
<b>Total</b>	<b>13,379</b>	<b>1,242.94</b>	

## Viewings

For further information or to arrange a viewing, please contact Carter Towler.

## Terms

The unit is available on a Full Repairing and Insuring lease, for a number of years to be agreed.



## Viewing & Further Information



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