



Unit 23

Shires Bridge Business Park, Easingwold, York, YO61 3EQ

New High Quality Light Industrial/Trade Counter Unit within prominent and accessible Business Park on A19

1,650 sq ft
(153.29 sq m)

- Potential for 100% Small Business Rates Relief
- Car Parking/Service Area
- Includes high quality office pod of 400 sq ft (37.16 sq m)
- High Speed Fibre Optic Broadband (up to 100Mb)



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Summary

Available Size	1,650 sq ft
Rent	£15,500 per annum
Rateable Value	£12,000 Interested parties should make their own enquiries to North Yorkshire Council.
VAT	The building is elected for VAT which will be attributable to all outgoings associated with the lease.
Legal Fees	Each party are to be responsible for their own legal costs incurred in connection with this transaction.
EPC Rating	C (57)

Description

The unit comprises a semi-detached light industrial business unit on this popular business park. Access is via a private estate road, leading from the A19.

The buildings are finished to a high standard of specification including:

- Portal steel framed construction
- Mezzanine level incorporating high quality office pod and kitchen area.
- Three phase electricity
- Overhead internal LED low energy lighting and 13 amp wall sockets
- Parking for 3/4 vehicles
- High speed fibre connected to the estate
- Up and over powered vehicle access door and personnel door
- Disabled specification WC with hand basin and alarm
- CCTV
- Video Entry System & Intruder Alarm

Location

The property is located on the south side of Easingwold, situated on the A19 approximately midway between York and Thirsk. Shires Bridge Business Park is an established business development for Easingwold and occupies an excellent and very prominent edge of town position with immediate access to the busy A19.

Accommodation

The accommodation comprises the following areas:

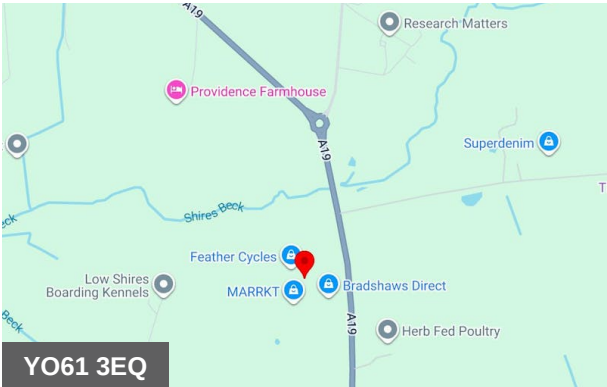
Name	sq ft	sq m	Availability
Ground	1,250	116.13	Available
Mezzanine	400	37.16	Available
Total	1,650	153.29	

Terms

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £15,500 pa exclusive.

Estate Maintenance Cost

There will be an annual contribution to site maintenance costs, reviewable annually.



Viewing & Further Information



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