

Unit 6, Whitfield Business Park, Manse Lane, Knaresborough, HG5 8BS



Self-contained office premises at Whitfield Business Park with staff facilities and car parking

- Self-contained office premises on established business park
- Close to Knaresborough Town Centre
- Office suites on ground and first floor
- Staff kitchen and WC facilities on each floor
- 4 dedicated car parking spaces
- £18,000 p.a. + VAT

Office
TO LET

1,284 sq ft
(119.29 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
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Summary

Available Size	1,284 sq ft
Rent	£18,000 per annum
Business Rates	RV TBC but we understand will be circa £17,000.
EPC Rating	C (75)

Description

The property provides self-contained office premises in a purpose built development of 9 commercial units built in circa 2008.

The property provides open plan office suites on both the ground and first floor and benefits from staff facilities on each floor including kitchenette and WCs.

Location

Whitfield Business Park is an established commercial and office development located just outside Knaresborough town centre in North Yorkshire.

Situated just off Manse Lane, the park sits roughly half a mile southeast of the town centre and half a mile from the southern bypass, offering direct road links to the A1(M) at Junction 47 and the broader regional motorway network.

Whitfield Business Park lies about 4 miles east of Harrogate and 15 miles west of York.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Floor Office incl facilities	634	58.90	Available
1st - Floor Office incl facilities	650	60.39	Available
Total	1,284	119.29	

Terms

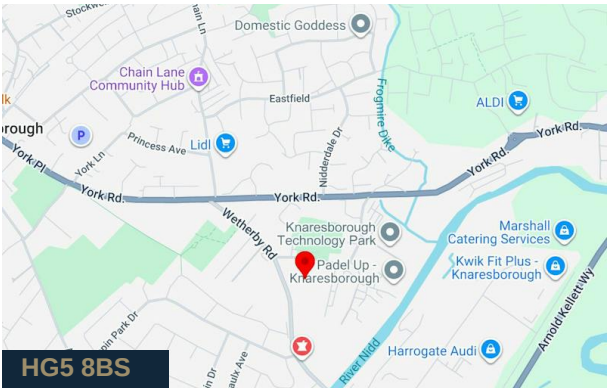
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

We understand that the property has been elected for VAT and therefore VAT will be applicable to the rent.

Viewings

To request a viewing please call our offices on (01423) 547313 or email us at info@montpellierproperty.com.



Viewing & Further Information

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