

Working for you

INDUSTRIAL PREMISES TO LET

**THE LARCH UNIT, NEW YORK MILLS INDUSTRIAL ESTATE
SUMMERBRIDGE HG3 4DT**



High Quality Light Industrial Premises

Available April 2011

Rent - £10,800 Per Annum + VAT + Service Charge

Area Approximately 1980 sq ft (184 sq m)

Rateable Value - £7,400

Use Class B1 and B8

Note: The Council of the Borough of Harrogate gives notice that these particulars do not constitute any part of an offer or contract, that all elements contained in these particulars as to this property are made without liability and are not relied upon as statements of fact, and they do not make any representation or warranty whatsoever, in relation to this property. An interested offerer must satisfy him/himself by inspection or otherwise as to the correctness of each statement contained in these particulars.

Description

The New York Mills development consists of ten light industrial units and three office premises situated in an area of outstanding natural beauty.

This light industrial unit with integral office benefits from level access via a roller shutter door, fully DDA compliant WC facilities, strip lighting and three phase electric supply. A small Kitchenette containing stainless steel sink, cupboards and electric water heater is situated to the front of the unit.

Location

New York Mills is located on the Northern fringe of Summerbridge with direct access off the B6165. Pateley Bridge lies approximately 3 miles to the North and Harrogate lies approximately 15 miles to the South.

Lease Terms

Lease terms are flexible; the accommodation is let on an internal repairing basis, with the landlord carrying out all external repairs and insuring the building.

All rents are subject to VAT and tenants are to contribute towards a service charge, payable for maintenance of the communal facilities, external lighting, road maintenance and landscaping.

Rateable Value

The current rateable value for the property is £7,400.

Legal Costs

Ingoing tenants are to contribute towards the landlord's reasonable legal costs.

Viewing and Enquiries

Further enquiries and arrangements to view the accommodation can be made by contacting the Estates Division at Harrogate Borough Council on 01423 556044 or by e-mail at estates.division@harrogate.gov.uk

