

Working for you

**NEWLY REFURBISHED
INDUSTRIAL & OFFICE PREMISES TO LET**

PHOENIX BUSINESS CENTRE RIPON, HG4 1NQ



High Quality Industrial / Office Units

Established Business Centre within walking distance of the Centre Of Historic Ripon

Available Now

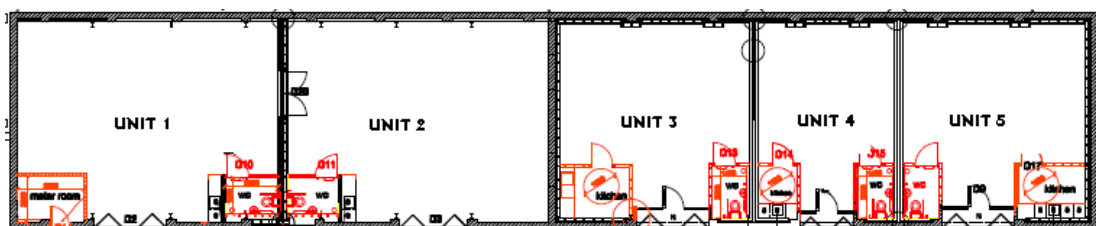
Rents from £4,950 per annum per annum + VAT

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.

Accommodation & Rent

| UNIT | USE | FLOOR AREA | RENT p.a |
|------------------|---------------------|-------------------------------|----------|
| Low Mills Unit 1 | Industrial / Office | 82 m ² (885 sq ft) | £7,100 |
| Low Mills Unit 2 | Industrial / Office | 91 m ² (980 sq ft) | £7,850 |
| Low Mills Unit 3 | Office | 51 m ² (551 sq ft) | LET |
| Low Mills Unit 4 | Office | 42 m ² (453 sq ft) | LET |
| Low Mills Unit 5 | Office | 55 m ² (594 sq ft) | LET |

The above areas have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition)



Location

The Business Centre is located directly off Low Mill Road, (post code HG4 1NQ) within the historic City of Ripon only a short walk from the town centre.

Description

The Phoenix Business Park is a mixed development of twenty-three light industrial, workshop and office units. Ranging in sizes from 40 sq m (440 sq ft) to 222 sq m (2400 sq ft). The Newly refurbished units offer the chance for a new or existing business to occupy space within an already established business location. Parking is available for tenants within the development.



Lease terms

Units are available individually (or in pairs) by way of new internal repairing leases on flexible terms.

All rents are subject to VAT

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 556025 or by e-mail at daniel.burdett@harrogate.gov.uk

