

Unit 2 Warehouse, Stoneacre, Grimbald Cragg Close, Knaresborough, HG5
8PJ



Self-contained warehouse with reception and dedicated car parking

- Warehouse/light industrial showroom with reception
- Established St James Business Park
- 1 mile from Knaresborough and 4 miles from Harrogate
- Dedicated car parking
- £20,000 p.a.

Industrial
TO LET

2,156 sq ft
(200.30 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

Unit 2 Warehouse, Stoneacre, Grimbald Cragg Close, Knaresborough, HG5 8PJ

Summary

Available Size	2,156 sq ft
Rent	£20,000 per annum
Rateable Value	£17,750 Interested parties are advised to contact the local rating authority North Yorkshire County Council on 01423 500600
VAT	Applicable
Legal Fees	Any ingoing tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of £500.
EPC Rating	C (57)

Description

The subject accommodation comprises the whole of the ground floor of a two storey terraced 'hybrid' warehouse/office unit.

Pedestrian access is provided by an aluminium framed double glazed door leading into a reception area.

The property benefits from the an electrically operated front loading door.

Location

'Stoneacre' is situated at the end of Grimbald Crag Close within the St James Business Park, which connects with the B6146 Wetherby Road.

The property is situated on the prestigious St. James Business Park on the A59 between Harrogate and Knaresborough, providing easy access to the A1 (Junction 47 is within 3 miles to the East), which in turn links through to the regional road network of the M1 and M62 motorways.

Knaresborough town centre is located approximately 1 mile to the north, whilst Harrogate town centre is approximately 4 miles to the west.

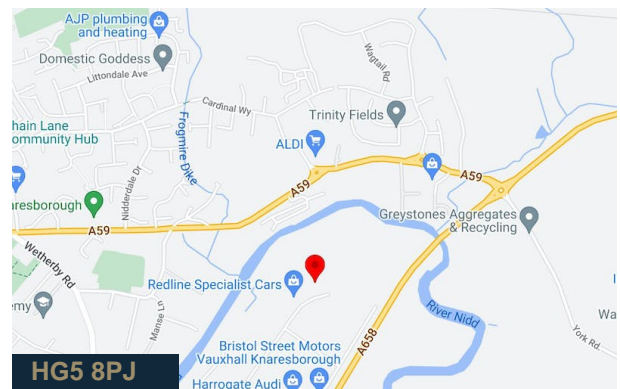
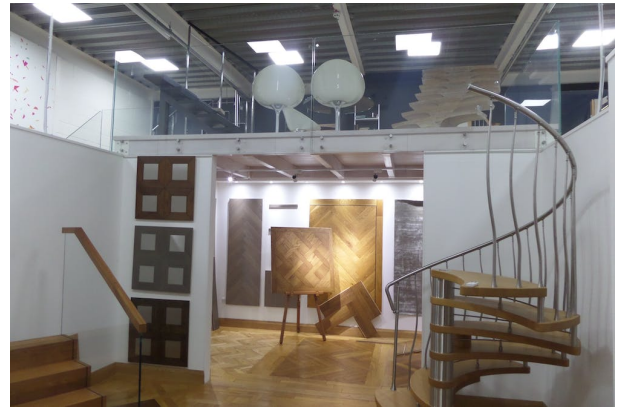
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Warehouse	1,730	160.72	Available
Ground - Floor Reception	426	39.58	Available
Total	2,156	200.30	

Terms

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



Viewing & Further Information

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com