



TO LET

OFFICE & WORKSHOP/WAREHOUSE

195.6 sq.m. (2,105 sq.ft.)



**UNIT 10 A/B
MARSTON BUSINESS PARK
TOCKWITH
NR WETHERBY
YO26 7QF**

web. www.bht.uk.com

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

LOCATION

The property is situated on Marston Business Park which is approached from Rudgate, off the B1224 Wetherby/York Road. It is approximately 5 miles to the A1(M) and only 10 minutes drive time from Junction 46 of the A1(M).

DESCRIPTION

Marston Business Park is an established 45 acre (18.5 hectares) industrial estate situated on a former airfield and provides 40 workshop/warehouse and industrial units between 500 to 35,000 sq ft many of which have been refurbished. There is a mixture of large warehouse/industrial premises, former aircraft hangers (8.5m eaves), new steel portal frame warehouses and single storey workshops.

Unit 10A/B forms part of a terrace of workshop premises which are constructed in brick under a pitched roof. Unit 10 A has been converted into offices with Unit B used as storage facilities.

Unit A

The offices comprise a mixture of open plan and individual offices, separate kitchen and wc facilities. The accommodation benefits from a suspended ceiling, recessed lighting, carpeting throughout, electric radiator heating and some air conditioning. There is a dedicated server room.

Unit B

Primarily used for storage and benefits from double personnel doors and a separate roller door for commercial access.

ACCOMMODATION

The accommodation is as follows:-

Unit A

Kitchen	8.89 sq m	96 sq ft
Office	12.28 sq m	132 sq ft
Server Room	13.65 sq m	147 sq ft
Open Plan Office & Storage	68.36 sq m	736 sq ft
	<u>103.18 sq m</u>	<u>1,111 sq ft</u>

Unit B

Warehouse & Storage	92.4 sq m	994 sq ft
TOTAL AREA OF UNIT 10A/B	195.6 sq m	2,105 sq ft

SERVICES

The unit benefits from single phase electricity (3 phase is available), water and septic tank drainage.

RENT

The property is available at **£8,500 per annum exclusive** on flexible lease terms to be agreed. The tenant will also be required to contribute towards the service charge which covers the common areas of the estate. The current proportion for Unit 10A/B equates to approximately £1,300 per annum.

LEGAL COSTS

Each party to pay their own legal costs.

RATES/RATEABLE VALUE

Rateable Value	£6,200
Rates Payable	£2,640 (estimate)

VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate 0113 244 9020
Ref: Mike Smith (mike.smith@bht.uk.com)

SUBJECT TO CONTRACT
prepared: June 2010

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