



WORKSHOP/STORE

TO LET

186 sq.m. (2,007 sq.ft.)



**UNIT 11C
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

Marston Business Park is located 8.5km (5 miles) to the east of Wetherby and the A1(M) which links with the M1 approximately 8.5km (5 miles) to the south. The primary access to the Park is via the B1224 York /Wetherby Road.

DESCRIPTION

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

ACCOMMODATION

Unit 11C provides a workshop store of 20.8m x 8.92m and is a steel frame and timber building with a separate wc.

SERVICES

The unit has the benefit of three phase electricity, mains water and septic tank drainage. There is lighting and heating in the office and sodium lighting in the warehouse/factory.

RENT

The property is **£5,000 per annum exclusive**. A flexible lease is available on terms to be agreed.

SERVICE CHARGE

The tenant will be required to contribute towards the service charge which covers the common areas for the estate. The current proportion for Unit 11C equates to approximately £800 per annum and the annual insurance premium is circa £600 per annum.

RATES PAYABLE

From our enquiries with the Local Rating Authority, we understand the property is assessed as follows:-

Rateable Value: £8,900
Rates Payable 2010/11 £3,622 (estimated)

Interested parties are recommended to make their own enquiries with the Local Rating Authority.

VIEWING

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

SUBJECT TO CONTRACT
updated: April 2010