



**WORKSHOP/WAREHOUSE WITH
OFFICES & CAR PARKING**

TO LET

629.93 sq.m. (6,778 sq.ft.)



**UNIT 7
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 in a rural environment about 4 miles from Wetherby. The Park is accessed from Rudgate via the B1224 Wetherby/York Road, with the A1(M) nearby at Wetherby giving excellent access to the M1 and M62 motorways.

DESCRIPTION

Single storey brick built workspace with central offices and loading doors to the workshops/storage.

ACCOMMODATION

		sq.m	sq.ft
Facing entrance to right 4 divided sections	Height 3.12m (10.24ft)	272.31	2,930
Central Section General Office & 3 Private Offices		81.78	880
Facing entrance to left Single Workshop with stores off	Height 3.12m (10.24ft)	275.83	2,968
Total Approx. Gross Floor Area		629.93	6,778

SERVICES

Mains electricity and water are connected. Septic tank drainage.

LEASE TERMS

The property is available by way of a short term tenancy arrangement on terms to be agreed at a rental of **£20,000 per annum exclusive**. The tenant will be responsible for a proportion of the Landlord's insurance and service charge for the common areas within the Estate.

RATING ASSESSMENT

We understand the property is assessed as follows:-

Rateable Value £19,000
Rates Payable 2010/11 £ 7,866 (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
Details updated: April 2010