



TO LET

**LARGE SINGLE STOREY WAREHOUSE
WITH 8M EAVES**

12,760 sq.m. (29,703 sq.ft.)



**UNIT 86
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. The unit is approximately 5 miles to the east of the A1(M) and only 10 minutes drive time from Junction 46 of the A1(M).

DESCRIPTION

The former aircraft hanger is of steel trussed frame complete with profile cladding complete with a full working height of 8m to the eaves. The unit has large roller doors at each end of the building and benefits from high bay halogen lighting and a large electricity supply.

ACCOMMODATION

The total Gross Internal Floor Area of the warehouse is 12,760 sq m (29,703 sq ft). In addition to the warehouse there is access to storage land available adjacent to the main hanger

RATING ASSESSMENT

The Rateable Value for the building is £56,000 with a rates payable 2010/2011 of £23,350 (estimated).

TERMS

The unit is available to let in its current condition at a competitive rent of £60,000 per annum exclusive, reflecting only £2 psf.

Alternatively, there is an opportunity to refurbish the hanger on a specification terms to be agreed. For more information contact Brackenridge Hanson Tate on the contact details below.

SERVICE CHARGE

The tenant will be required to contribute towards the service charge which covers the common areas of the estate. The current proportion for Unit 86 equates to approximately £19,000 per annum.

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