



## Modern Warehouse / Industrial Unit 2,268 Sq Ft (210.7 Sq M)

- Strategically situated within 3 miles of Harrogate Town Centre
- Loading via one ground level loading door
- Generous car parking provisions and circulation space
- High quality ancillary offices with separate dedicated access
- Suitable for automotive uses



## Location

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Saltergate Business Park is strategically located within half a mile of the A59 and less than 3 miles west of Harrogate Town Centre.

The property itself is accessed off Burley Bank Road which in turn provides direct access to Harrogate, the A1(M) Motorway and the wider North Yorkshire region via the A59.

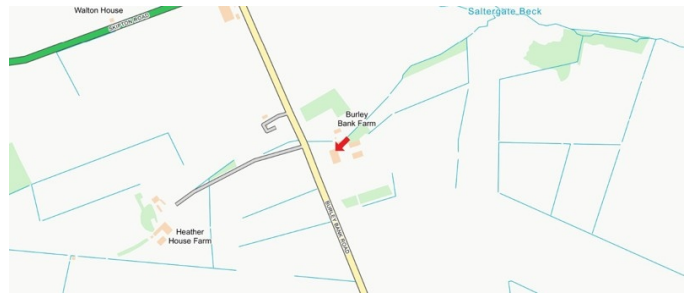
Notable occupiers in the immediate vicinity include North Yorkshire County Council, Envirovent and Bioclad.

## Description

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The property comprises a modern end terrace warehouse / industrial unit with the benefit of the following specification;

- Loading via one ground level loading door
- Generous car parking provisions and circulation space
- High quality ancillary offices with separate dedicated access
- Secure estate with CCTV
- Suitable for automotive uses



## EPC

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A copy of the EPC certificates and reports are available on request.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Terms

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

Rent on application.

## Viewings

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For further information or to arrange a viewing please contact;

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