



GentVisick

TO LET

Hambleton Grove, Knaresborough, HG5 0DB

4,000 - 20,000 sq. ft (371.6 - 1,858 sq. m)

Industrial / Warehouse Premises

- Large fully secure site
- Recently refurbished units available
- Located within 3.5 miles of the A1 (M) Motorway
- 0.5 miles from Knaresborough Town Centre

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Location

Hambleton Grove is an established estate located approximately 3.5 miles to the west of the A1(M) Motorway with access via the A59 (York Road) which also provides access to Harrogate/ Leeds in the west and York to the east.

Description

The estate comprises a range of industrial / warehouse units which benefit from the following specification;

- Fully secure site with loading yard
- Generous parking provisions
- Recently refurbished

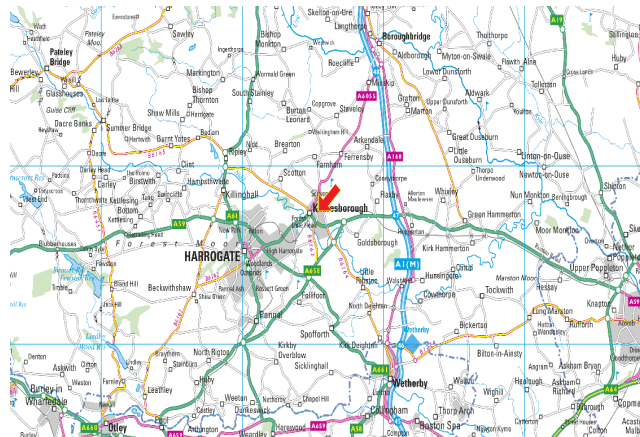
Accommodation

Accommodation	sq. m	sq. ft
Unit 3	743.2	8,000
Unit 5 (can split)	1,114.8	12,000
Total	1,858	20,000

Terms

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

Rent on application.



EPC

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

Legal Costs

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

Viewings

For further information or to arrange a viewing please contact;

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