



GentVisick

TO LET

**Units 5 and 6A Hambleton Grove, Knaresborough,
HG5 0DB**

12,000 sq. ft (1,114.8 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

☎ 0113 245 6000

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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 premises comprises an industrial / warehouse unit which benefits from the following specification;

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

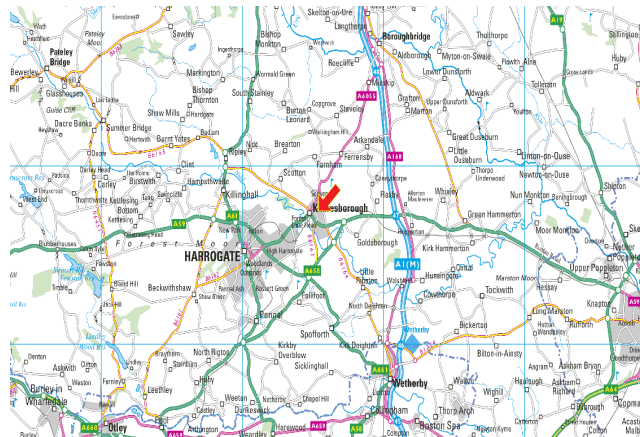
Accommodation

Accommodation	sq. m	sq. ft
Warehouse	1,114.8	12,000
Total	1,114.8	12,000

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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