



THIRSK INDUSTRIAL ESTATE THIRSK YO7 3BX

Modern industrial premises of approximately 16,615 sq.ft. (1,543.53 sq.m.) with 22% office content and additional accommodation at mezzanine level. Ideal for those looking for an impressive head office and production/warehouse facility in a highly accessible location. On a gated site, servicing occurs to the side with parking to front and rear of the site.

TO LET - NEW LEASE

RENTAL REGION: £87,500 P.A. (EXCL.)



GENERAL INFORMATION

DESCRIPTION:

Industrial premises built by Severfield Reeve and totalling approximately 16,615 sq.ft. with additional mezzanine storage and office accommodation within the work space. Office accommodation provides a combination of general and private offices including first floor boardroom and staffroom. Specification includes suspended ceilings incorporating computer friendly lighting, gas-fired central heating, cabling and carpeting. Workshop/warehouse has an approximate eaves height of 18 feet (5.5m) and clear working height of 17' 2" (5.23m). 'Ambirad' heaters, 3-phase power and sodium lighting are installed.

LOCATION:

The property is situated on the highly successful Thirsk Industrial Estate which provides easy access to the main A19/A1 north-south route. The Estate lies on the southern edge of the market town.

RATING:

An inspection of the Valuation Office Agency's website on the 19th May 2009 revealed the following:-

Rateable Value:	£55,000	2005 Valuation List
General Rates:	£26,675	2009/2010

Rating assessments can be altered at anytime by the Valuation Office Agency. Enquiries regarding assessments should be made to the Valuation Office Agency (www.voa.gov.uk) (Tel: 0113 388 4500) or Hambleton District Council (Tel: 01347 821444) in respect of annual liability.

LEASE DETAILS:

The property is to let on a new full repairing lease for a length of term that is negotiable. The tenant will re-imburse the Landlord with the annual re-instatement insurance premium. Rent will be paid quarterly in advance on the usual quarter days. VAT will apply at the prevailing rate. Each party will pay its own legal costs in the transaction.

VIEWING:

Strictly by appointment with the Letting Agents Tel: 01904 679733

ACCOMMODATION

OFFICES

Ground Floor:

Entrance/Reception; Inner Corridor; General Office; Male, Female and Disabled W.C.'s; Private Office; Staff Canteen. (G.I.A. 1,579 sq.ft./146.69 sq.m.).

Workshop Office and Side Entrance (G.I.A. 300 sq.ft./27.87 sq.m.)

First Floor:

Landing; 3 Offices to the front; Store and Boardroom to the rear. (G.I.A. 1,894 sq.ft./175.95 sq.m.)



WORKSHOP/WAREHOUSE: 12,842 sq.ft. (1,193.02 sq.m.) with:-



Two-storey Structure:

Office; Male W.C. and Female W.C. on ground floor. Steel stairs to upper floor with 2 offices having electric heating. (G.I.A. 752 sq.ft./69.86 sq.m.)



W.C.'S:

Male and Female W.C.'s (G.I.A. 183 sq.ft./17.00 sq.m.)



Office:

302 sq.ft. (28.05 sq.m.)

Mezzanine Store:

1,375 sq.ft. (127.73 sq.m.)



OUTSIDE:

Gated and landscaped site with excellent parking provision to the front. Servicing to the side with overflow parking to the rear. The landscaped areas contribute to making this an impressive entrance for Visitors and Staff.



LOCATION



IMPORTANT NOTICE

These particulars which were prepared on 20th May 2009 are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.