

## THOLTHORPE BUSINESS PARK



### INDUSTRIAL UNITS - TO LET

- ❖ General industrial units available on new leases from 2486 sq.ft. (230.94 sq.m.)
- ❖ Terms available for short-term occupation considered
- ❖ 3-phase power available, lighting installed, up/over door or roller shutter etc.
- ❖ Tholthorpe - 11 miles York Ring Road, 12 miles Thirsk, 8 miles Boroughbridge
- ❖ Competitive rental levels - £4.50/sq.ft. (£48.44/sq.m.) for 3 year leases
- ❖ Internal eaves - 15' 9" (4.8m), clear working height 13' 2" (4m) approx.

*Why not join existing businesses in this pleasant rural environment?*

**CURRENT AVAILABILITY/FLOOR AREAS/RENT/BUSINESS RATES**

Unit	Floor Area	Rent	Business Rates (2011/12)
Unit 1	2,500 sq. ft. (232.25 sq.m.)	<b>£11,250 p.a. (excl.)</b>	£4,438.25
Unit 3	2,486 sq. ft. (230.95 sq. m.)	<b>£11,200 p.a. (excl.)</b>	£4,330
Unit 5	3,922 sq. ft. (364.35 sq. m.)	<b>£13,750 p.a. (excl.)</b>	Enquiries

\* Enquiries regarding small business rate relief can be directed to Hambleton District Council on 0845 1211 555 (revenues@hambleton.gov.uk)

**DESCRIPTION**

Each unit is provided with a canteen, WC and disabled WC facilities, within a single storey structure. Precise dimensions are available in respect of each unit on request.



**95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com**

**IMPORTANT NOTICE**

These particulars which were prepared on 18<sup>th</sup> January 2005 and corrected on 3<sup>rd</sup> May 2005, 22<sup>nd</sup> August 2005, 26<sup>th</sup> September 2005, 13<sup>th</sup> April 2006 and amended 25<sup>th</sup> September 2007, 18<sup>th</sup> August 2008, 25<sup>th</sup> August 2010 and 2<sup>nd</sup> November 2011 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, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries 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.