TO LET

Unit 1, Cardale Business Park, Harrogate, HG3 1RZ

3,111 - 8,373 sq. ft (289 - 778 sq. m)

Light Industrial Premises
• Existing trade counter occupiers include Euro Car Parts and Andrew Page
• Ground level electric roller shutter door access
• Located approx. 1 mile from Harrogate Town Centre

0113 245 6000  GentVisick.com
Location

The property is strategically located approximately 1 mile from Harrogate Town Centre, circa 4 miles from Knaresborough Town Centre and just over 8 miles to Junction 47 of the A1 Motorway.

The property itself is accessed off Cardale Park and leads directly to Leeds Road (A61) via Beckwith Head Road and Otley Road (B6162).

Description

The property comprises light industrial unit with the benefit of the following specification;

- Loading via a ground level electric roller shutter door
- Concrete service yard with the potential to secure
- WC and kitchen facilities
- Surrounding occupiers include Andrew Page and Euro Car Parts

Accommodation

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>sq. m</th>
<th>sq. ft</th>
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</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>289.00</td>
<td>3,111</td>
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<tr>
<td>Total</td>
<td>289.00</td>
<td>3,111</td>
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<tr>
<td>First Floor Mezzanine</td>
<td>316.00</td>
<td>3,400</td>
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<tr>
<td>Second Floor Mezzanine</td>
<td>173.00</td>
<td>1,862</td>
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<tr>
<td>Total (inc. Mezzanine)</td>
<td>778.00</td>
<td>8,373</td>
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</tbody>
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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.

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;

Richard Henley
0113 200 3983
richard.henley@gentvisick.com

Daniel Walker
0113 200 3988
daniel.walker@gentvisick.com

0113 245 6000
GentVisick.com