



**STORAGE UNIT  
SKIPTON ROAD  
HARROGATE  
HG1 4LQ**

**TO LET**

**SHORT TERM STORAGE UNIT**

**TOTAL AREA: 1,012 SQ FT (94.1 SQ M)**



## LOCATION

The unit is situated on the West side of Skipton Road (A59). Access to the north and south is easily accessible from this location. The property is located 1 mile away from Harrogate Town Centre and 16 miles from Leeds City Centre.

## DESCRIPTION

The site comprises a large warehouse which is situated within a secure, lockable yard which comprises further units of a similar specification. The available unit is accessed via an electric shutter door. Internally, the warehouse benefit from fluorescent lighting hung off chains, concrete non-slip flooring and brick elevations.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015, the available space provides an approximate internal area of 1,012 sq ft (94.1 sq m).

## TERMS

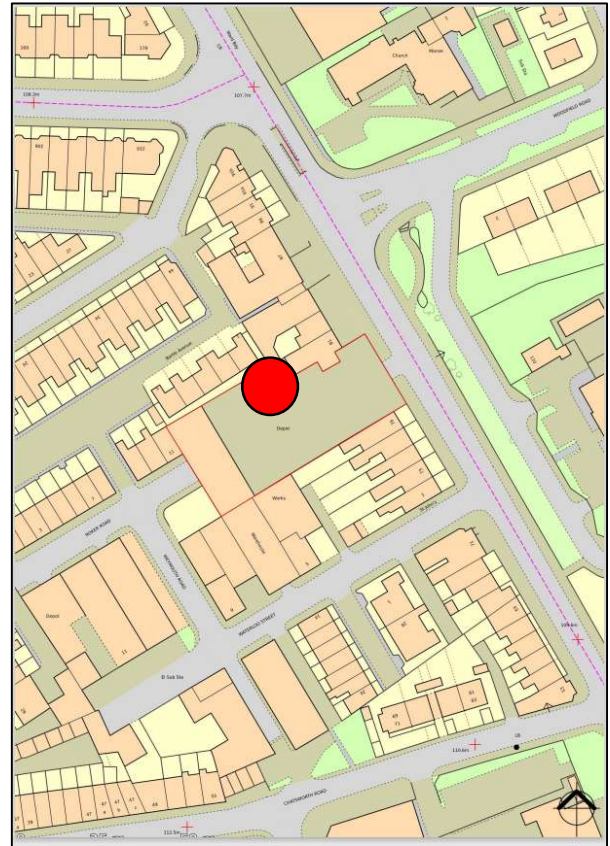
The property is available to let on a full repairing and insuring lease on a temporary basis at rental of **£12,000 per annum**. It is understood that VAT is not applicable on the property.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of £5,900 Interested parties are advised to direct further enquiries to the local authority.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)) or Will Tomlin on 0113 239 5776 ([will@adairpaxton.co.uk](mailto:will@adairpaxton.co.uk)).



## SUBJECT TO CONTRACT

Details prepared March 2024

SPD/LPJ

MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.