

TO LET Wharfedale Property

Unit 1 Bondgate Green, Ripon HG4 1QW

Self Contained Warehouse, Office and Showroom Premises with Yard



Rent: £90,000 plus VAT per annum exclusive

12,065 ft² (1,120.90 m²)

- Strategically located fronting Bondgate Green (B6265), circa 300m from Ripon City Centre
- Recently refurbished including a modern insulated pitched roof and high quality office, showroom and welfare facilities
- Self-contained site with generous car parking and yard provisions
- EPC Rating – D (87)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

Unit 1 Bondgate Green is situated less than 300m from Ripon City Centre, and boasts substantial frontage to Bondgate Green (B6265), one of the primary arterial routes to the Western side of the city with good access to the A61 Ripon Bypass (which sits within 350m from the site to the East), and in turn provides access to Junctions 48, 49 & 50 of the A1(M) regional motorway network.

Access to the property is derived directly from Bondgate Green leading into a self-contained, enclosed car park and yard area.

Description

The Premises comprise a detached steel portal frame, clear span industrial unit with circa 6m eaves, beneath a modern insulated pitched roof. Internally, the warehouse benefits from a mezzanine floor, providing Showroom / Trade Counter / Storage / Workshop accommodation to the ground floor, and Grade A specification offices to the first floor, with separate glazed partition meeting room and 2no. separate managerial offices. Adjoining the warehouse building is a modern single storey office / trade counter building which provides high quality toilet and kitchen facilities to the main warehouse.



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Accommodation

Measured on a Gross Internal Floor Area basis, the Premises currently extends to 12,065 ft² (1,120.90 m²) and comprises:

Description	ft ²	m ²
Ground Floor	9,727	903.60
First Floor Offices	2,338	217.30

Terms

Available by way of a new tenant's fully repairing and insuring lease for a period of years to be agreed, incorporating periodic rent reviews where applicable.

VAT & Building Insurance

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable. Building Insurance figures are available upon request.

Business Rates

Warehouse & Premises: £43,250 Rateable Value. The tenant is to be responsible for payment of Business Rates direct to the relevant Charging Authority.



Further Details and Viewings

Viewings strictly by appointment only, contact:

Wharfedale Property 01924 476 496

Joe Oade Email: joe@wharfedaleproperty.co.uk

FSS 01423 229 713

Kyah Dent Email: Kyah.Dent@fssproperty.co.uk

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Subject to Contract

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