



4 Juniper Grove Business Park

Juniper Grove, Ripon, HG4 2DZ

Modern Warehouse/Storage Unit

800 sq ft
(74.32 sq m)

- Secure well position business estate
- Modern well equipped units
- DDA compliant WC
- Electric roller shutter loading door
- 3 parking spaces



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Summary

Available Size	800 sq ft
Rent	£12,000 per annum
Rates Payable	£55,139.50 per annum The unit benefits from 100% business rates relief
Rateable Value	£11,500
Service Charge	Buildings Insurance - £180 + VAT
VAT	All figures quoted are exclusive of VAT which will be applied.
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

Description

This brick hybrid unit blends classic style with practicality. It benefits from a secure electric roller shutter door, sockets conveniently distributed throughout and a WC. Ideal for a range of industrial needs. The property also features high eaves allowing for a mezzanine if required.

The unit also benefits from 3 allocated parking spaces.

Location

Juniper Grove Business Park, positioned on the west side of Ripon just off Clothierholme Road, boasts prime accessibility to the A1, ideal for businesses seeking convenience.

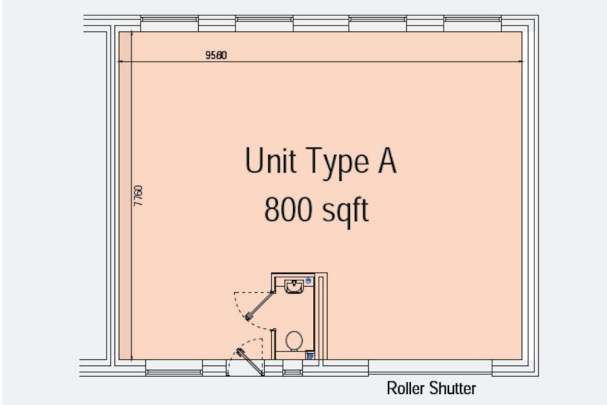
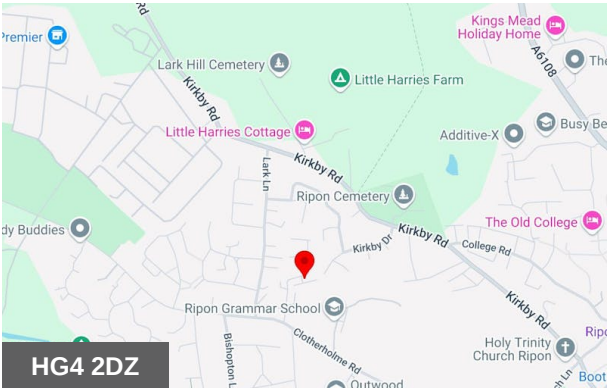
The unit is set amidst a residential backdrop, the estate offers a 5-minute drive to Ripon town centre, enhancing its appeal for both work and leisure.

Viewings

For further information or to arrange a viewing please contact Carter Towler.

Terms

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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