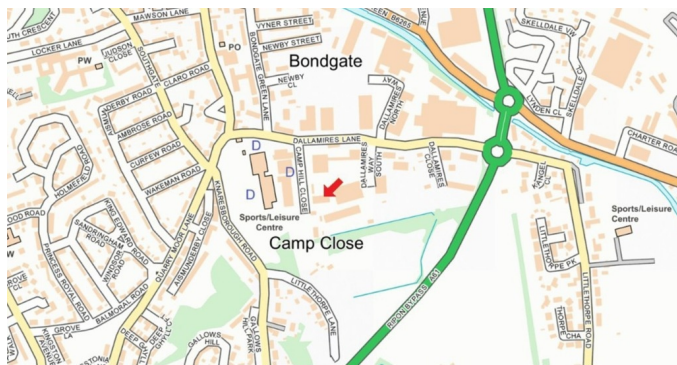




Modern Detached Warehouse / Industrial Unit 8,898 Sq Ft (826.62 Sq M)

- Extensively refurbished
- Established and popular trade location
- High quality ancillary offices
- Generous yard and parking provisions



Location

The property is strategically situated on the southern fringe of Ripon City Centre, less than half a mile from Ripon City Centre and within 5 miles of Junction 51 of the A1(M) Motorway.

The property itself is located on Camp Hill Close, just off Dallamires Lane, and forms part of Ripon's most established industrial / trade location.

Notable occupiers in the immediate vicinity include Ripon Farm Services, Batchelors, Wolseley and Ripon Select Foods.

Description

The property comprises a modern detached warehouse / industrial unit with the benefit of the following specification;

- Recently undergone extensive refurbishment
- High quality ancillary office and welfare
- Generous yard and parking provisions
- Eaves height of 4.5 metres

Accommodation

Area	Sq. m	Sq. ft
Warehouse	767.48	8,261
Office	59.13	637
Total	826.61	8,898

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

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

Alternatively our client will consider a sale of the freehold interest.

Further details including the rent and price are available upon application.

Viewings

For further information or to arrange a viewing please contact;

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