



**PANTERA
PROPERTY**

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Unit 1 Badger Bank Industrial Estate

A168, Knaresborough, HG5 0SE

£66,000 Per annum

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LEASING CONSIDERATIONS

Available on a Leasehold basis for a term of years to be agreed on Full Repairing and Insuring Lease.

Quoting £66,000 per annum exclusive.

Extending to 6,000 sq ft on a Gross Internal Area basis.

Located immediately off the A168 and within close proximity to Junction 47 of the A1(M).

The property comprises a modern steel portal frame industrial unit with insulated profile sheet cladding.

The property benefits from 6 metre eaves.

A large part concrete part hardcore yard is available.

Full height electric roller shutter door.

LED lighting throughout warehouse.

W/C facility and shell office accommodation.

LOCATION

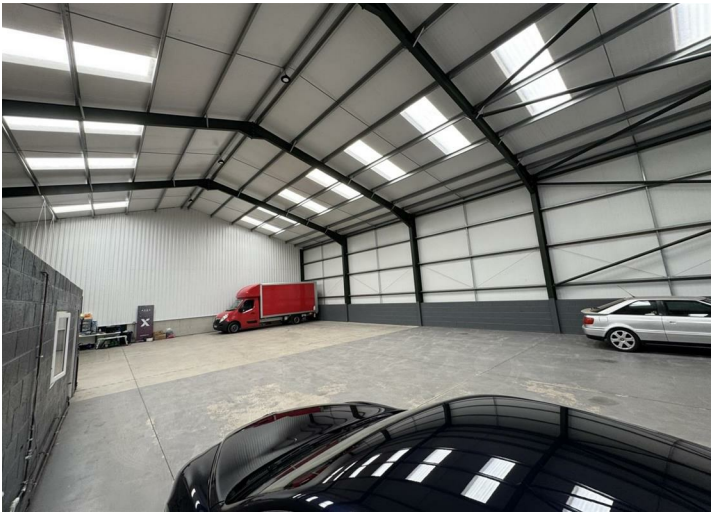
The property is located west of Harrogate town centre with the main shopping parades of James Street and Cambridge Street under a kilometer away.

The A61 is easily accessed and leads to Leeds southward and northbound to Ripon. The property benefits from close proximity to Harrogate train and bus station offering national connectivity.

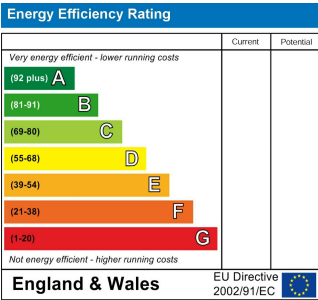
DESCRIPTION

This modern industrial unit of steel portal frame construction with insulated profile metal sheet cladding to elevations and pitched roof. It offers high-specification accommodation for a variety of business operations. The property features a substantial clear internal eaves height of 7 metres, providing significant vertical storage capacity and ability to rack. Access is via a full-height, electrically operated roller shutter door along with a personnel door.

The warehouse is illuminated by energy-efficient LED lighting throughout. The main warehouse space has an integrated office facility with a fitted kitchen. The office space is split into different compartments suitable for multiple uses. This separate administrative area is configured to support a fully functional, self-contained business operation. The warehouse benefits from a high load capacity concrete slab floor. Externally the concrete flooring continues to a fully concreted yard area.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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