Adair Paxton
Property Specialists
EST 1859

WORKSHOP UNIT

906 SQ FT (84.2 SQ M)

- Central Harrogate Location
- Short Term Availability
- Secure Lockable Yard
- End Terrace
- Roller Shutter Access



TO LET

Unit B, 81 Skipton Road
Harrogate
HG1 4LQ

£12,500 + VAT
per annum

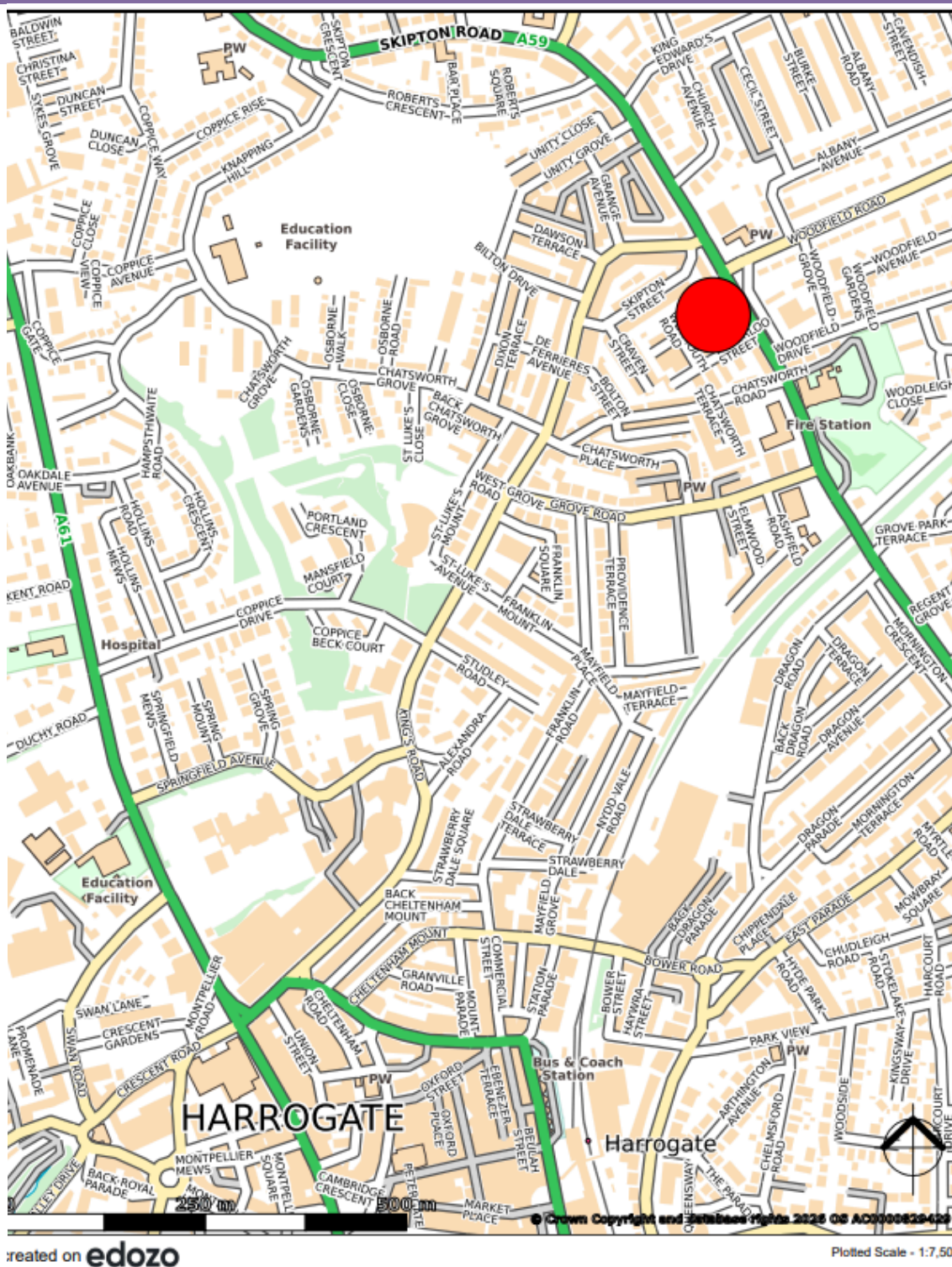
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LOCATION

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 of a parade of terraced warehouses and a secure, lockable yard area which are of a similar specification albeit with differing eaves heights. The unit available is accessed via an electric roller shutter. Internally, the unit benefits from fluorescent lighting, concrete non-slip flooring and brick elevations. The subject unit does not include WC facilities.

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ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Ground Floor	906	84.2



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EPC

The property currently benefits from an EPC rating of D-87.

VAT

It is understood that VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,500 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2026 list: Rateable Value: £8,000

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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