



Warehousing, Braegate Lane, Colton, Tadcaster

£16,500 (From) Per Annum

Stephensons
commercial

S

Est. 1871

Braegate Lane, Tadcaster LS24 8EW

£16,500 (From) Per Annum

Located just over 1 mile to the south of the A64 junction at Billbrough Top, this estate is ideally positioned to provide excellent access to major transport links. The A1(M) is located less than 10 miles to the west.

Despite the excellent connectivity, the warehouses are set in a rural setting, surrounded by agricultural land and the North Yorkshire landscape beyond.

DESCRIPTION

Braegate provides a wide range of large warehouses, ranging from 5,490 sq.ft to 38,834 sq.ft GIA in total. The units are available separately or in combination. The estate benefits from gated access and ample parking throughout the site. A separate industrial unit and external storage is also available - enquire for further information.

Unit 1 & 2 - 1,099 sq.m (11,830 sq.ft)

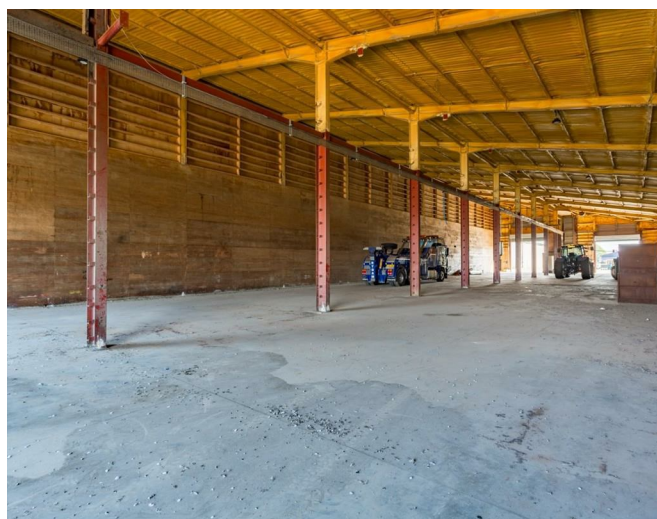
Unit 3 - 604 sq.m (6,500 sq.ft)

Unit 4 - 510 sq.m (5,490 sq.ft) LET AGREED

Unit 5 & 6 - 1,395 sq.m (15,015 sq.ft)

LOCATION

The estate is positioned in an attractive rural location but conveniently located close to the wider road network. Being situated on Braegate Lane between Colton (to the north) and Appleton Roebuck (to the south), the property is easily accessible from the A64 (circa 1 mile to the north). The A64 provides excellent access to the A1(M) to the west and York to the east.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction



SERVICES

We understand that the warehouses benefit from mains electricity. A communal toilet facility is available on site.

TERMS

The warehouses are available on a minimum 3 year term on a full repairing and insuring basis. Tenant's are to be responsible for a fair share of utility costs, business rates and estate service charge, where applicable. A rental bond may be payable to the landlord, to be held for the duration of the tenant's occupation.

LOCAL AUTHORITY

North Yorkshire Council.

BUSINESS RATES

The wider site has a rateable value of £167,000. Tenant's will be responsible for a fair proportion of the rates payable.

PLANNING

We are advised that the estate has the benefit of Use Class B2 & B8.

ENERGY PERFORMANCE CERTIFICATE

The "Packing Unit" has an energy performance asset rating of B 34. A full copy of the EPC is available upon request.

VIEWINGS

Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

COSTS

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

VALUE ADDED TAX

All figures quoted are exclusive of VAT.

Partners:

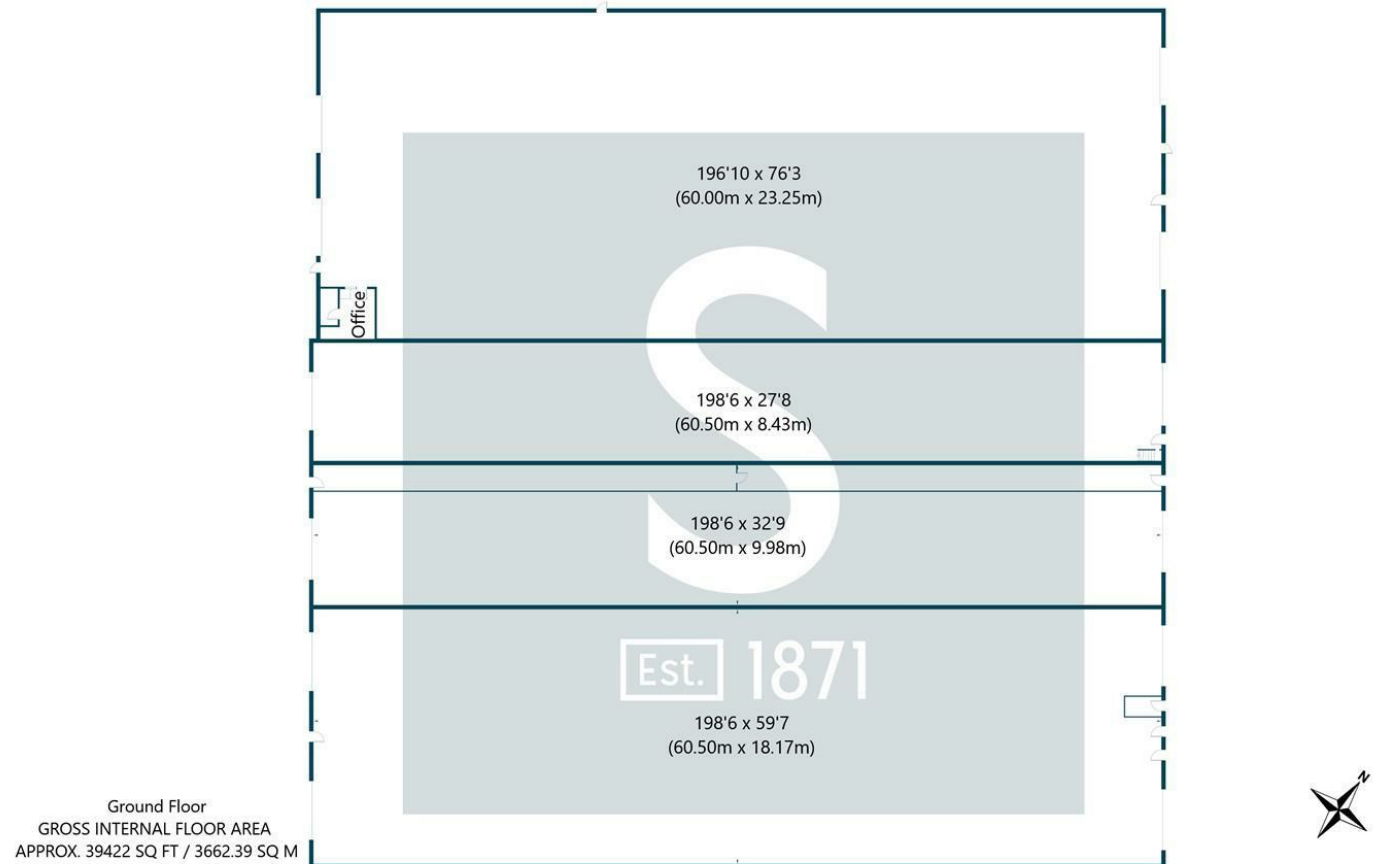
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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Colton, York, LS24 8EW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 39422 SQ FT / 3662.39 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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