

Unit 4, Unit 4 Barugh Close, Barker Business Park, Melmerby, Ripon, HG4
5NJ



Industrial unit with two loading doors, ancillary offices and car parking.

- Specialist food grade unit / industrial unit at the well established Barker Business Park
- Minutes from Junction 50 of the A1(M)
- Loading doors, ancillary offices and dedicated car parking

Industrial
TO LET

1,500 sq ft
(139.35 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	1,500 sq ft
Rent	£12,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

Barker Business Park is an established commercial business estate located just 4 miles North of Ripon, North Yorkshire.

Strategically located within minutes from Junction 50 of the A1 (M) and with good access to national rail links and local airports the business park offer commercial leasehold and freehold units.

Unit 4 Barugh Close comprises a light industrial portal frame unit fitted out as a specialist food unit, with food grade walls, within a terrace of similar units with two loading doors and ancillary offices.

Externally, there are shared loading areas with dedicated car parking for each unit.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Unit 4	1,500	139.35	Let
Total	1,500	139.35	

Planning class

B2

Legal costs

Each party to pay their own legal costs.

VAT

The property has been elected for VAT and therefore VAT will be chargeable on the rent. Any offer received by Montpellier Property Consultants will be deemed to be exclusive of VAT.



Viewing & Further Information

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