

14, Keld Close, Melmerby, Ripon, HG4 5NB



## Self-contained ground floor office premises at well established Business Park near Ripon

- Detached office premises in heart of Barker Business Park
- Three open plan offices which could be sub-divided
- Self-contained with Kitchen, WC and staff facilities
- Dedicated car parking area

Office  
**TO LET**

**1,241 sq ft**  
(115.29 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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## Summary

<b>Available Size</b>	1,241 sq ft
<b>Rent</b>	£12,500 per annum
<b>Rateable Value</b>	£12,750
<b>Service Charge</b>	The lease is subject to a service charge of approximately £3.00 psf payable to the Landlord which includes the following: external repairs, insurance, water rates, heating, lighting and common area and facilities.
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (71)

## Description

BBP House comprises a modern office building and briefly comprises the following summary specification:

- Self-contained Ground Floor Suite
- Reception Office
- 3 large open plan offices, could be sub-divided
- Kitchen
- Ladies and Gents and disabled WC facilities
- Suspended ceiling with integrated lighting
- Security roller shutters to the windows
- Dedicated car parking area

## Location

Barker Business Park is situated approximately 1.5 miles from the recently upgraded new Junction 50 of the A1(M) providing good access to the region's road network. Barker Business Park is accessed from Melmerby Green Lane which connects with the A61 to south of the Business Park.

Ripon is a cathedral city and is situated 11 miles south west of Thirsk, 16 miles south of Northallerton, 12 miles north of Harrogate, 25 miles north-west of York, 22 miles south of Darlington and 36 miles north of Leeds.

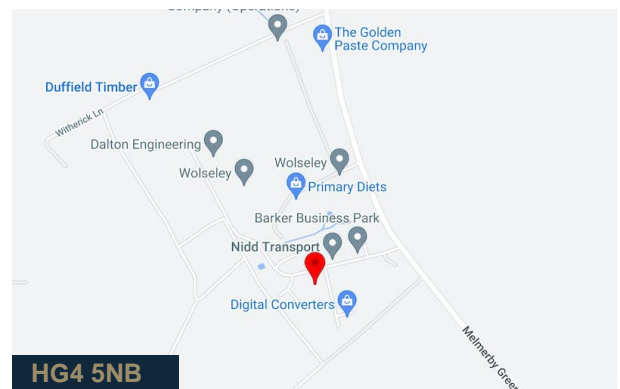
## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Kitchen	29	2.69	Available
Ground - Reception Office	144	13.38	Available
Ground - Office 1	344	31.96	Available
Ground - Office 2	345	32.05	Available
Ground - Office 3	378	35.12	Available
<b>Total</b>	<b>1,240</b>	<b>115.20</b>	

## Terms

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



## Viewing & Further Information

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