



FOR SALE

Unit 1 Stoneacre St James Business Park, Knaresborough HG5 8JP

A high quality 'Hybrid' Office/Warehouse unit

Property Features

- Modern warehouse with high specification offices
- 5,166 sq ft (GIA) with dedicated parking for 12 cars
- Well established, accessible & sought after business park location
- Rare opportunity to purchase a freehold unit
- Potential for adaptation for alternative uses (subject to planning)



Main entrance area



First floor office



Ground floor meeting room/display area



Warehouse



Front elevation

Location

Unit 1 Stoneacre is situated at the end of Grimbald Crag Close on the popular and well established St James Business Park development on the southern edge of Knaresborough.

St James Business Park benefits from excellent road links being located just off the A59 with Knaresborough town centre 1 mile to the north, Harrogate 5 miles to the west and Junction 47 of the A1(M) just 3 miles to the east.

Description

Unit 1 Stoneacre comprises a prominently positioned, two storey end terrace 'hybrid' warehouse / office unit finished to a high specification.

The self contained unit offers high quality 'hybrid' light industrial/warehouse space with well appointed office accommodation on first floor and mezzanine levels that would suit a wide range of potential occupiers

The warehouse is accessed via an electrically operated roller shutter door, whilst pedestrian access is provided by an aluminium framed double glazed door leading into an impressive full height reception area.

The warehouse accommodation has a solid concrete floor, breeze block walls and incorporates suspended fluorescent strip lighting. The warehouse has a 4.7m clear working eaves height.

The office accommodation is of a high quality specification and benefits from the following:

- Suspended tiled ceilings
- Recessed fluorescent CATII lighting
- Integrated ceiling cooling cassettes
- 2 Kitchenettes
- Male /female /Disabled WC's
- Perimeter IT trunking
- Central heating to wall mounted radiators
- Full carpeting
- Ground floor boardroom/display area
- Excellent natural light
- Male, Female and disabled accessible WC's
- Shower room

Car Parking

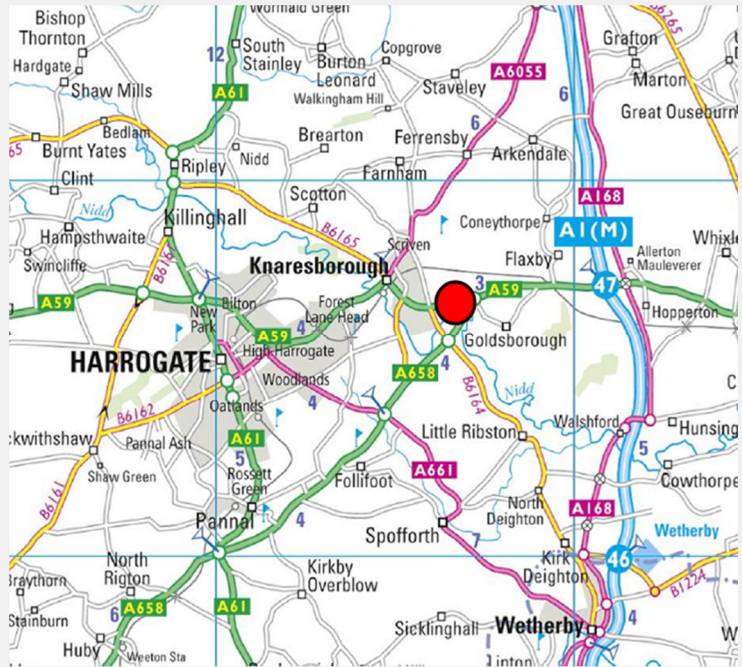
The property benefits from 12 dedicated on site car parking spaces.

Viewing and further Information:

For further information and viewing arrangements please contact sole agent WSB:

Robin Beagley

Tel: 0113 234 1444 / **Mob:** 07733 895927



Accommodation

The property has been measured in accordance with the RICS Property Measurement 1st Edition and provides the following gross internal area (GIA):-

FLOOR	SQ M	SQ FT
GROUND FLOOR (warehouse/meeting room)	214.1	2,305
MEZZANINE (Office & break out area)	53.1	571
FIRST FLOOR (Office space)	212.8	2,290
TOTAL	480 sq m	5,166 sq ft

Terms

The building is offered for sale with vacant possession at a quoting price of **£550,000 + VAT**.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Business Rates

From our enquiries with the Valuation Office we understand under the 2017 rating list that the property has a Rateable Value of £30,250.

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