



AVAILABLE TO LET

## Unit 5 Barugh Close

Unit 5 Barker Business Park, Melmerby, Ripon, North Yorkshire HG4 5NJ



Industrial for rent, 1,500 sq ft, £11,250.00 psf

To request a viewing call us on (01423) 547313

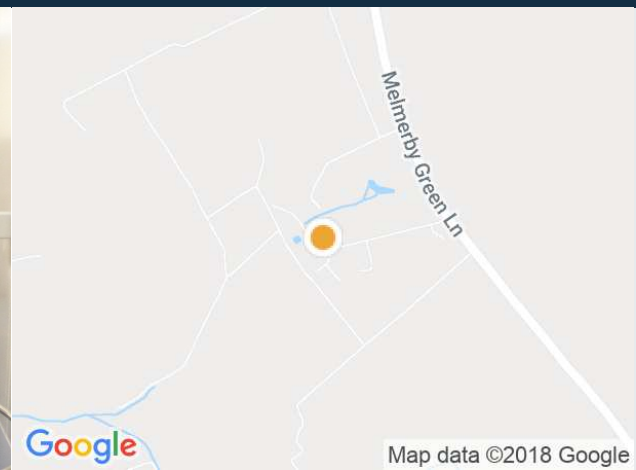
For more information visit <https://realla.co/m/32165-unit-5-barugh-close-unit-5-barker-business-park>

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### Light industrial specialist food grade unit at Barker Business Park Near Ripon

Unit 5 Barugh Close comprises a light industrial portal frame unit fitted out as a specialist food unit with food grade walls, floors and ceilings to BRC standards within a terrace of similar units at Barker Business Park, Melmerby, Near Ripon. The premises offer loading doors, ancillary offices and dedicated car parking.

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.

#### Highlights

- Light industrial specialist food grade unit at Barker Business Park, Melmerby Near Ripon
- Just 1.5 miles from Junction 50 of the A1(M)
- Loading doors, ancillary offices and car parking on site
- 1500 sq.ft. (139.35 sq.m.)

#### Property details

<b>Rent</b>	£11,250.00 psf
<b>Rateable value</b>	£8,700
<b>Building type</b>	Industrial
<b>Planning class</b>	B1
<b>Secondary classes</b>	B8
<b>Available from</b>	02/07/2018
<b>Size</b>	1,500 sq ft
<b>VAT charges</b>	The property has been elected for VAT and therefore VAT will be chargeable on the rent. Any offer received by Montpellier Property Consultants Ltd will be deemed to be exclusive of VAT.
<b>Lease details</b>	The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.
<b>EPC certificate</b>	Available on request

Unit	Size sq ft	Rent psf	Total pa	Status	From
Ground Floor	1,500 GIA	£7.50	£11,250.00	Available	01/07/2018

#### More information

[Visit microsite](#)

<https://realla.co/m/32165-unit-5-barugh-close-unit-5-barker-business-park>

#### Contact us

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Quote reference: RENT-32165

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