



AVAILABLE TO LET

## Unit 6 Barugh Close

Barugh Close, Melmerby, Ripon, North Yorkshire HG4 5NJ



Industrial for rent, 1,500 sq ft, £11,250 per annum

To request a viewing call us on (01423) 547313

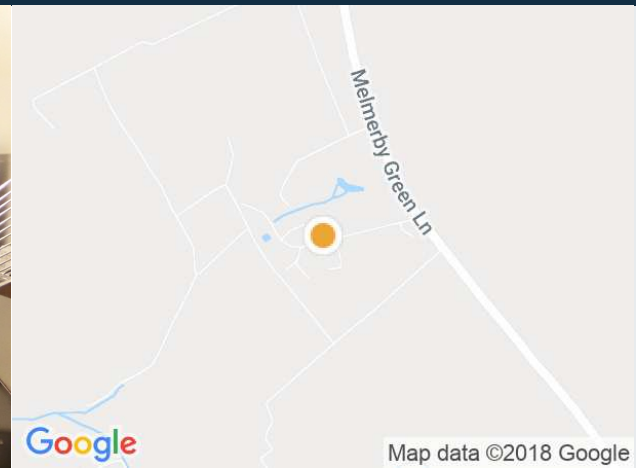
For more information visit <https://realla.co/m/32159-unit-6-barugh-close-barugh-close>

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### Light industrial specialist food unit with loading doors, offices and car parking

Unit 6 Barugh Close is a light industrial portal framed unit currently presented as a specialist food unit, with food grade walls, floors and ceilings to BRC standards within a terrace of similar units. Complete with loading door and ancillary offices, externally there are shared loading areas with dedicated car parking for each unit.

#### Highlights

- Light industrial specialist food unit
- Food grade walls, floors and ceilings to BRC standards
- Loading doors and ancillary offices
- Shared loading areas with dedicated car parking for each unit

#### Property details

<b>Rent</b>	£11,250 per annum
<b>Rateable value</b>	£8,700
<b>Building type</b>	Industrial
<b>Planning class</b>	B1
<b>Secondary classes</b>	B8
<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 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	Floor	Size sq ft	Rent psf	Total pa	Planning usage	Status	From
Production Area	Ground Floor	1,500	£7.50	£11,250.00	B1	Available	01/07/2018

\* All sizes GIA

#### More information

[Visit microsite](#)

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#### Contact us

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Quote reference: RENT-32159

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