



AVAILABLE TO LET

## Unit A Suite 1b Jubilee Court

Suite1B Copgrove, Harrogate, North Yorkshire HG3 3TB



Industrial for rent, 5,758 sq ft, £35,000 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/44251-unit-a-suite-1b-jubilee-court-suite1b-copgrove>

Peter Rawnsley  
pr@montpellierproperty.com

Helen Cox-Rawnsley  
hcr@montpellierproperty.com

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### Light industrial warehouse with integral high quality office accommodation

The property provides a light industrial warehouse with integral office suite.

The warehouse is configured with a front loading door to the front elevation and loading area and benefits from a WC, kitchen and shower facilities.

The office is fitted out to a good standard and benefits from a suspended ceiling and integrated lighting with doorway from the reception and also directly to the warehouse.

#### Highlights

- Light industrial warehouse with loading door and loading area
- Integral office directly linked to warehouse facility
- Office is of a good standard with suspended ceiling and integrated lighting
- Warehouse benefits from kitchen wc and shower facilities

#### Property details

<b>Rent</b>	£35,000 per annum
<b>Rateable value</b>	£19,250
<b>Building type</b>	Industrial
<b>Secondary classes</b>	B1, B8
<b>Size</b>	5,758 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.
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<b>EPC category</b>	D
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<b>EPC certificate</b>	Available on request
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Unit	Floor	Size sq ft	Rent psf	Total pa	Status
Suite 1B	Ground Floor	5,758 GIA	£6.08	£35,000.00	Available

#### More information

[Visit microsite](#)

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#### Contact us

Montpellier Property Consultants  
10 Montpellier Street, Harrogate, North Yorkshire  
HG1 2TQ

[www.montpellierproperty.com/](http://www.montpellierproperty.com/)

[\(01423\) 547313](tel:01423547313)

[info@montpellierproperty.com](mailto:info@montpellierproperty.com)

[@MontpellierProp](#)

Peter Rawnsley  
Montpellier Property Consultants  
[01423 547912](tel:01423547912)  
[pr@montpellierproperty.com](mailto:pr@montpellierproperty.com)

Helen Cox-Rawnsley  
Montpellier Property Consultants  
[01423547313](tel:01423547313)  
[hcr@montpellierproperty.com](mailto:hcr@montpellierproperty.com)

Quote reference: RENT-44251

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