

# TO LET INDUSTRIAL UNIT

## 800 sq. ft.

A flexible workspace to suit your business needs

JUNIPER GROVE  
BUSINESS PARK

# HG4

JUNIPER GROVE  
RIPON, HG4 2DZ



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**DESCRIPTION:**

This brick hybrid unit blends classic style with practicality. It benefits from a secure electric roller shutter door, sockets conveniently distributed throughout and a WC. Ideal for a range of industrial needs. The property also features high eaves allowing for an extra floor.

Unit 5 is completed by 3 allocated parking spaces.

**LOCATION:**

Juniper Grove Business Park, positioned on the west side of Ripon just off Clothholme Road, boasts prime accessibility to the A1, ideal for businesses seeking convenience.

Set amidst a residential backdrop, the estate offers a mere 5-minute drive to Ripon town centre, enhancing its appeal for both work and leisure.

**SERVICES:**

The property has a single phase electric and water supply along with a BT connection. Each unit is individually metered so you're in control of your own consumption.

**VAT:**

All figures quoted are exclusive of VAT which will be applied.

**TERMS:**

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

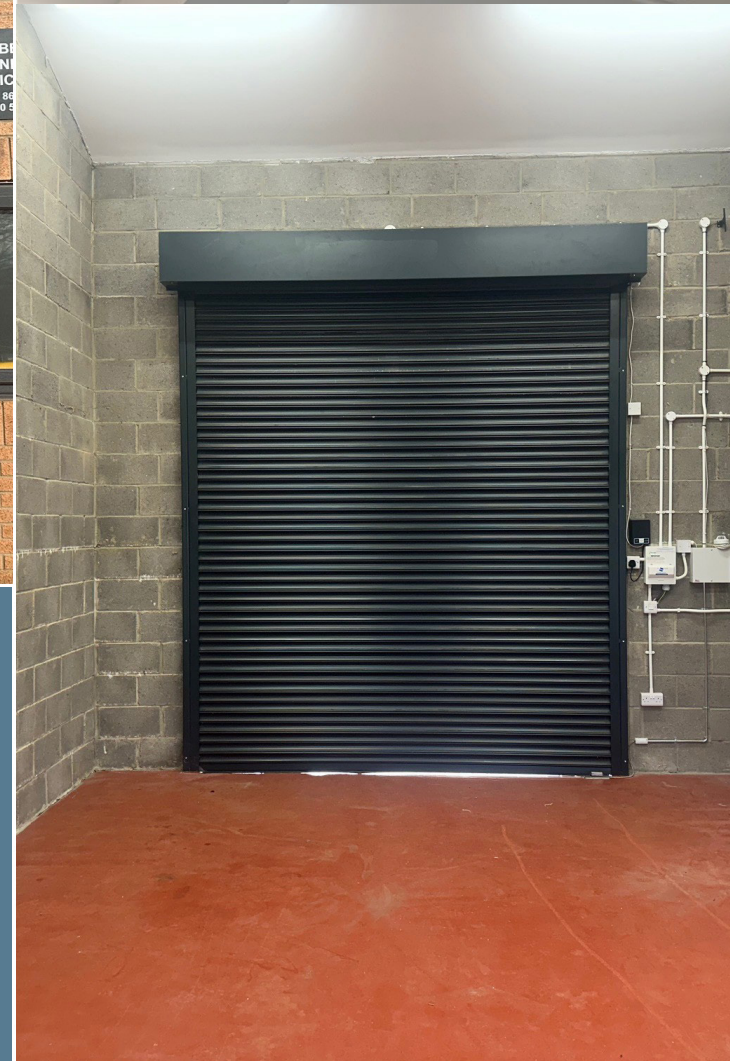
**EPC:**

To be provided upon completion of each unit.:

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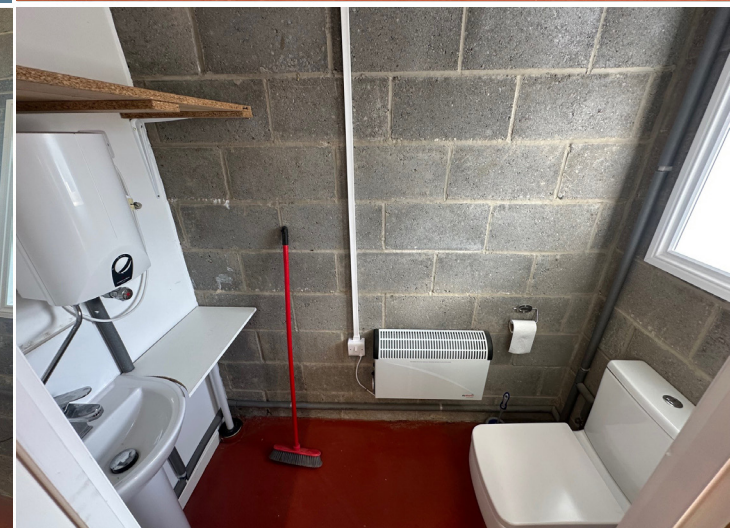
UNIT	TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	INSURANCE
5	Industrial Unit	800	1	£12,000 + VAT	£200 + VAT

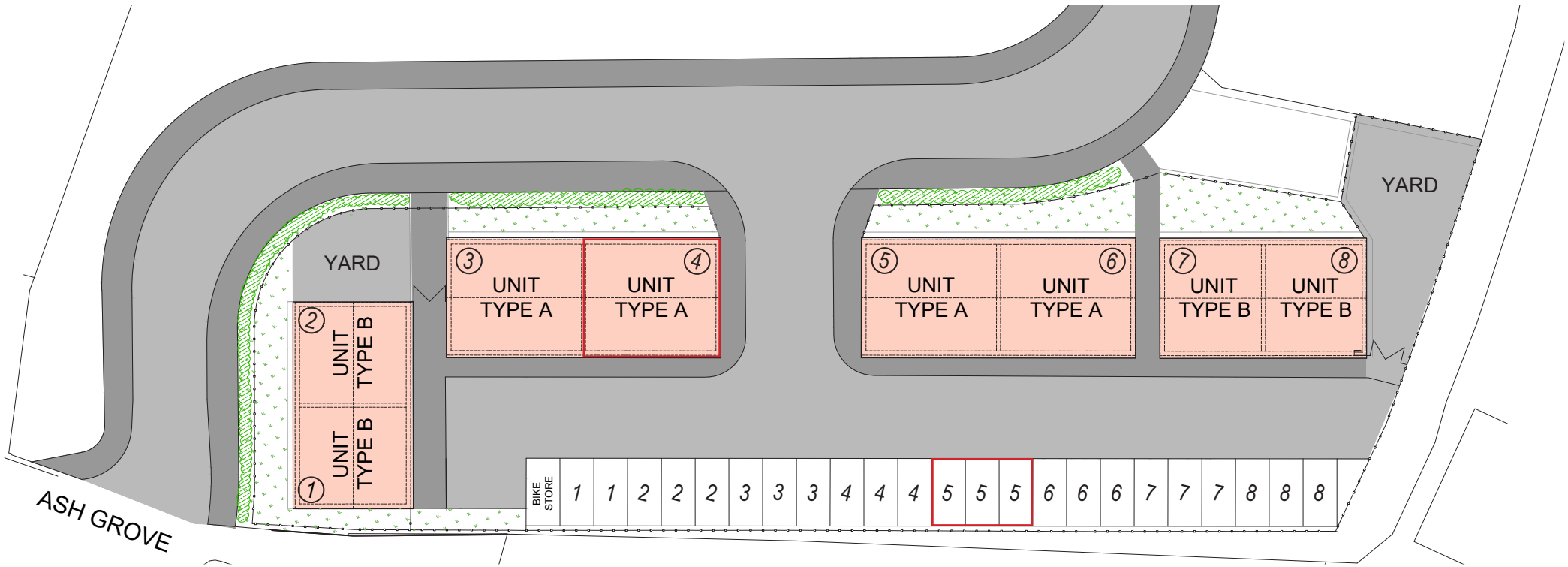
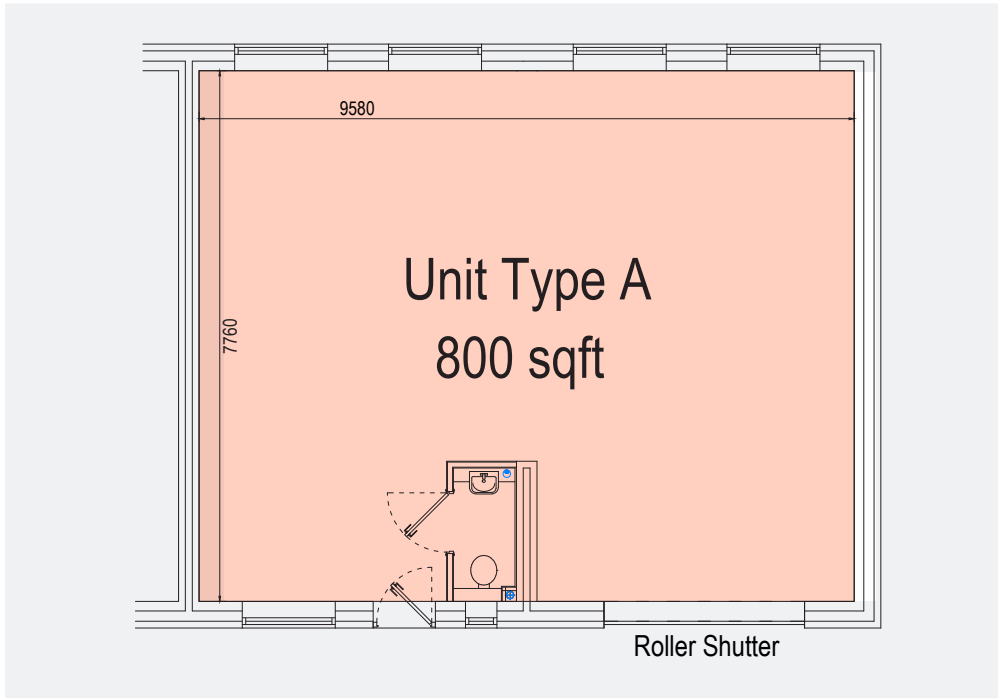




#### TYPICAL UNIT PRIOR TO HANDOVER

- DDA compliant WC and wash basin
- Infrared electrically operated roller shutter door for ease of loading/unloading access
- High eaves to enable the installation of a mezzanine floor
- Electric sockets distributed throughout the units





## STRATEGIC LOCATION:

Juniper Grove Business Park benefits from a prime location in Ripon, a city with a rich history and a vibrant business community. The development offers excellent transport links to the A1(M) and easy access to major cities such as Leeds, York and Harrogate, providing seamless connectivity to the wider Yorkshire region.

## LOCAL AMENITIES:

Ripon boasts a thriving local economy with numerous amenities, including banking services, bars and restaurants, and retail shops, all within close proximity.

## USEFUL DISTANCES

York	27 miles
M1	5.5 miles
Leeds	35 miles
Darlington	34 miles
A66	27.5 miles



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## CONTACT

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viewing please contact:

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