

# TO LET

UNIT 3, THE  
SAWMILLS, WEST  
TANFIELD, RIPON,  
NORTH  
YORKSHIRE  
HG4 5JU

**504 sq ft**  
**46.82 sq m**

- First floor office/studio space
- Allocated parking on site
- Close proximity to Ripon via A6108

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## LOCATION

The property is conveniently situated within the picturesque village of West Tanfield. The site is approximately 6 miles from the centre of Ripon and 9 miles from A1(M) Junction 50 Baldersby interchange. The site is situated only a short walk away from the village's Post Office & Village Shop.

## DESCRIPTION

The Sawmills comprise five self contained commercial units. Unit 3 offers versatile, first floor accommodation suitable for storage, studio, office space or showroom. The property benefits from allocated parking and a WC.

## ACCOMMODATION

Name	Size
Total	504 sq ft (46.82 sq m)

## TERMS

The property is available To Let. The terms are to be agreed between the parties.

## RENT

£3,250 per annum exclusive.

## SERVICES/SERVICE CHARGE

The property benefits from mains services to include electricity, water and foul sewerage.

## EPC

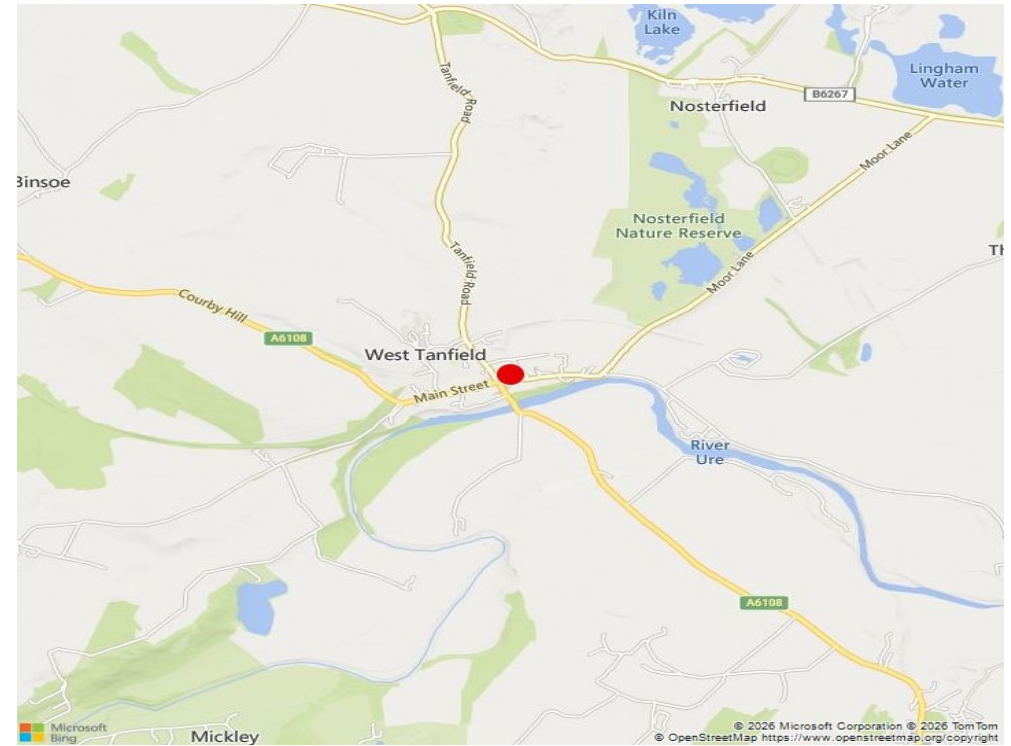
The property has an EPC rating of E.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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