



CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# TO LET

**RIVERSIDE WORKS, 4 WATERSIDE,  
KNARESBOROUGH, HG5 9AZ**



## GROUND FLOOR WORKSHOP

**6,500 SQ FT (604 SQ M)**

# PROPERTY PARTICULARS

## LOCATION

Located in the Centre of Knaresborough fronting Waterside and the River Nidd.

Close to Knaresborough's Town Centre facilities with swift access to the Harrogate Ring Road and A59.

## DESCRIPTION

The property comprises a substantial detached stone building under pitched tiled roof of single storey construction.

The property previously used for boat storage offers the opportunity for a wide variety of workshop and commercial storage uses.

The property has road frontage to Waterside and a small car parking area to the front with double loading doors providing access into the main workshop.

## ACCOMMODATION

(All areas are gross internal)

Ground floor workshop	6,500 sq ft	604 sq m
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## PLANNING

The building has an existing established planning use for light industrial and boat storage.

## TERMS

The property is offered to lease on the basis of a flexible lease term on a full repairing and insuring basis. Rental available upon request.

## VIEWING

By contacting the Agents, AWS Ltd, Kevin Surplice, Tel: 01132351362



Subject to contract.

