

Unit 1 Tholthorpe Business Park
Tholthorpe
York YO61 1SS

A modern light industrial/warehouse unit of 2,500 sq.ft. (232.25 sq.m.) (approx.) on a popular Business Park just outside the Village on the road to Raskelf. The location offers easy access to the A19 as a main north-south route. The unit has a concrete apron to the front of the workshop and personal entrance door. The usual welfare facilities are installed. Eaves height is approx. 15 ft. (4.5m). We are advised that 3-phase electricity exists.

Modern Light Industrial Unit
To Let - New Lease

Lease Rent:
£19,000p.a. (excl.)

Email: enquiries@blacksproperty.com Tel: 01904 679733

APPROXIMATE DIMENSIONS

Total Unit - G.I.A.:	2,500 sq.ft.	(232.25 sq.m.)
Workspace - G.I.A.:	2,329 sq.ft.	(216.36 sq.m.)
Kitchen/2 w.c.'s - G.I.A.	171 sq.ft.	(15.88 sq.m.)

A range of photographs appear within these particulars; the portable building from a previous occupation can be removed prior to completion of a new letting. Directional indications on the photographs assume that one is facing the unit from outside.

BUSINESS RATES

An inspection of the Valuation Office Agency website revealed the Rateable Value given below:-

Rateable Value:	£15,250	(2026 Valuation List)

*We recommend that business rate liability be verified by contacting North Yorkshire Council (Business Rates Section) using 0300 1312131 and Rateable Values by visiting www.gov.uk/find-business-rates and using YO61 1SS to search for an assessment under the 2026 Valuation List.

Interested parties may wish to check whether they qualify for any business rate relief in the current business rate financial year using contact details provided.

THE LEASE

The unit is available to let on a new Lease for a minimum term of 3 years without break. In addition to repair and maintenance of the unit, the Tenant will also be responsible for payment of a proportionate part of the Park's annual building insurance premium each year (July - June policy period) and payment of a periodic (rather than annual) estate service charge applied to each property.

Each party will be responsible for its own legal costs incurred in the preparation of the Lease and Counterpart.

VIEWING APPOINTMENTS

Requests to inspect the property can be made by contacting the Letting Agents using either **T:** 01904 - 679733 or **E:** enquiries@blacksproperty.com.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a Energy Rating of 'C' (62). It is valid until 6 November 2034.

PHOTOGRAPHS



Internal View - Left to Right



Internal View - Front to Rear



Refreshment facility

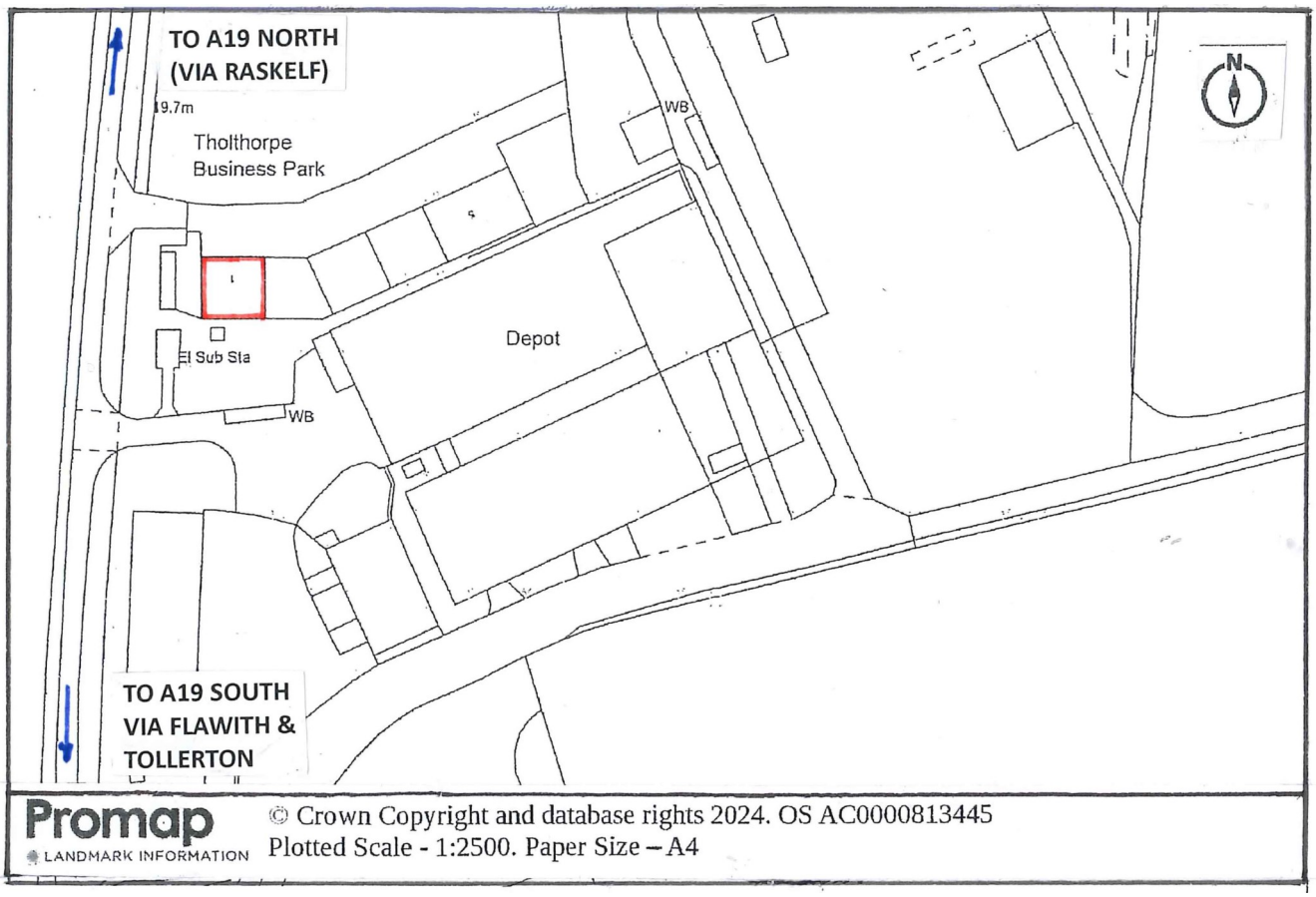


One of two W.C. facilities

PHOTOGRAPHS



LOCATION PLAN



IMPORTANT NOTICE

These particulars are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole of any part of an offer or contract. 2. No Employee of Blacks Property Consultants Ltd has any authority to make or give any representation or warranty or enter into any contract. 3. Dimensions are approximate only and descriptions are given without responsibility on the part of the Agents, the Vendors or Lessors. 4. Reference to any equipment including services, installations, machinery, etc., does not constitute a representation of adequacy, efficiency or condition. 5. All references to price or rent exclude V.A.T. which may apply and any offer made or received will be deemed to be exclusive of V.A.T. 6. Dimensions, rating assessments, business rate liability or liability for levies, the occupancy of the subject or neighbouring properties, may from time to time change. 7. Personal inspection and the taking of independent professional advice is essential before entering into a contract. 8. We strongly suggest that the availability of this property or others should be checked before travelling to view.

Details updated 11/09/2026