

TO LET - £15,000 per annum plus VAT

**Unit 1, Barkers Court, Standard Way Business
Park, Northallerton, North Yorkshire, DL6 2BF**

Light Industrial/ Hybrid Premises with Offices and Mezzanine – 2,509q.ft.

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SITUATION/LOCATION

Barkers Court lies adjacent to Standard Way forming part of Standard Way Business Park a popular and diverse trading estate approximately 0.5 miles from Northallerton High Street. Standard Way Business Park incorporates a number of significant businesses including BT, JT Atkinson, Howdens and Barkers Distribution amongst a variety of other established independent businesses. Standard Way Business Park is principally accessed via the A167 affording access to the A19, A1(M) and A66 within a short driving distance. Northallerton is an affluent market town situated approximately 10 miles north of Thirsk, 16 miles south of Darlington and 22 miles south west of Middlesbrough.

DESCRIPTION

End terrace light industrial/ hybrid premises.

The property comprises an open plan workshop served with up and over door, offices and mezzanine storage level.

The offices are well presented incorporating LED lighting, data trunking and fitted carpets.

There is a three-phase power supply.

Externally there is forecourt parking for approximately 3 vehicles at the front.

TENURE

Leasehold.

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Warehouse	84.05sq.m.	905sq.ft.
Offices	74.48sq.m.	802sq.ft.
Mezzanine	74.48sq.m.	802sq.ft.
Gross Internal Area	233.01sq.m.	2,509sq.ft.

SERVICE CHARGE

TBC

COSTS

Each party shall be responsible for their own legal, surveying and professional costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

£7,800

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is applicable to the rent and service charge.

EPC

D-84



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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