

TO LET - £45,000 per annum plus VAT

**Unit 8 Standard Way, Standard Way Business
Park, Northallerton, North Yorkshire, DL6 2XE**

Detached Light Industrial Premises with Offices and Mezz – 7,691q.ft.

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SITUATION/LOCATION

The property fronts 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.

PREMISES

Detached light industrial premises.

The property is of steel portal frame construction held under a dual pitched corrugated sheet clad roof incorporating translucent roof lights. Elevations incorporate block, profile sheet cladding and brick outerleaf.

The unit comprises an open plan workshop with offices and two mezzanine levels. The warehouse is served with roller door access and a three phase property supply heated by way of an oil fired blow system. The offices are well presented incorporating suspended ceilings with integrated LED lighting and electrically operated heating/cooling.

Externally there is demised parking for approximately 17 vehicles at the front (marked red). The area marked blue will be shared parking between the occupiers.

(*All lined boundaries provided for identification purposes only)

TENURE

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

ACCOMMODATION

Warehouse	392.01sq.m.	4,219sq.ft.
GF Offices	70.2sq.m.	755sq.ft.
FF Offices	154.05sq.m.	1,658sq.ft.
Mezzanine	98.38sq.m.	1,059sq.ft.
Gross Internal Area	714.64sq.m.	7,691sq.ft.

Agents Note: Unit 10 is also available extending to 5,452sq.ft.

Max Eaves: 5.5m
Max Ridge: 7.85m

SERVICE CHARGE

A nominal service charge shall be payable towards common site repair and upkeep.

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

The premises requires re-assessment for the purpose of business rates.

VAT

VAT is applicable to the rent and service charge.

EPC

C-58



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

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