

TO LET - £45,000 per annum plus VAT

**Unit 10 Standard Way, Standard Way Business
Park, Northallerton, North Yorkshire, DL6 2XE**

Detached Light Industrial Premises – 5,452q.ft.

CARVER
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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 roller shutter access, staff mess room, office and wc. The premises is heated by way of gas fired tube heating and incorporates a three-phase power supply.

Externally there is demised parking for approximately 9 vehicles at the front (marked red). The area marked blue will be shared parking between the occupiers.

TENURE

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

ACCOMMODATION

Warehouse	455.49sq.m.	4,902sq.ft.
Office/ Mess	51.11sq.m.	550sq.ft.
Gross Internal Area	506.6sq.m.	5,452sq.ft.

Agents Note: Unit 8 is also available extending to 7,691sq.ft.

Max Eaves:	5.6m
Max Ridge:	7.06m

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

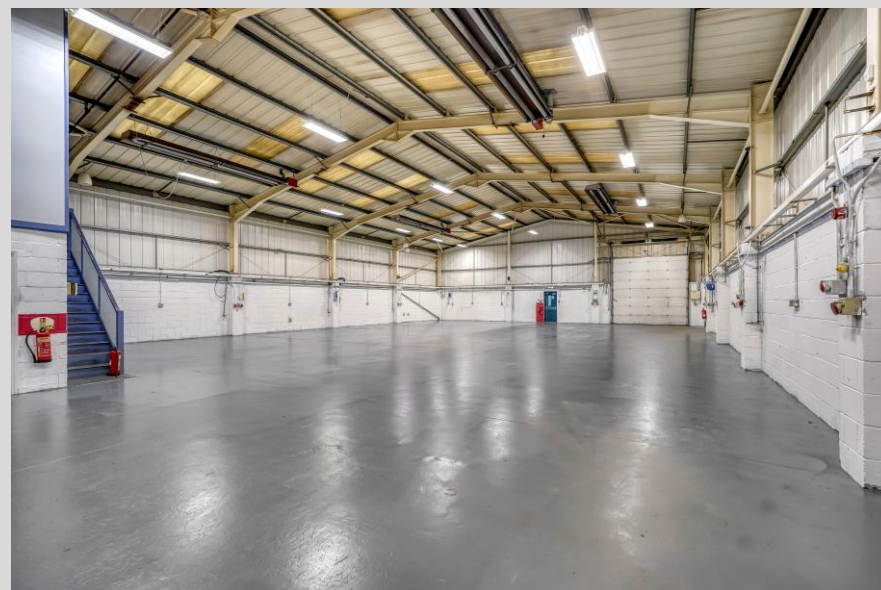
C-54



18 St Cuthberts Way
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