

EATON COMMERCIAL

PROPERTY CONSULTANTS

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FOR SALE/MAY LET
HIGH BAY INDUSTRIAL / WAREHOUSE UNIT
Standard Way, Standard Way Industrial Estate,
Northallerton, DL6 2XA



22,346 SQ,FT / 2,076 SQ,M (including enclosed canopy area)
Large Secure Yard and dedicated access off Standard Way
Offers invited around - £850,000

MBP3, MEADOWHALL BUSINESS PARK, CARBROOK HALL ROAD, SHEFFIELD, S9 2EQ

enquiries@eatoncommercial.com | eatoncommercial.com

Regulated by RICS



LOCATION

Northallerton is a significant and affluent market town situated in North Yorkshire, the town lies 52 miles south of Newcastle upon Tyne, 15 miles south of Darlington and 33 miles North-East of York.

The property is located at the entrance of the Standard Way Industrial Estate. The site lies 1.5 miles from the town centre and 1.7 miles from Northallerton railway station which provides direct links to London. The site has excellent road and communication links.

Nearby occupiers include Howdens Joinery, BT Fleet, Wickes and Toyota Northallerton and many other regional and local business premises.

Description

The building comprises a steel portal frame warehouse with profile cladding under a pitched roof incorporating translucent roof lights. Internally the unit benefits from concrete floor, LED Lighting, with a maximum eaves height of 8.15m rising to 10.8m at the apex. The unit is accessed via two electric roller shutter doors, both 4.5m wide by 6m wide, one of which benefits from a canopy (which is within the structure). Please note that on disposal the buyer will be required to install alternate access doors from the yard area.

The property also benefits from two storey office accommodation with staff amenities located to the front of the unit. Externally there is a secure service yard with perimeter fencing and gated access from Standard Way.

Rates

The property requires a separate assessment as it is currently combined with the adjacent property.

Asking terms

The property is available Freehold and we are looking for offers around **£850,000**. Our client may consider leasing the premises. Please contact the agents for more information

<u>Accommodation</u>	SQ,M	SQ,FT
Warehouse	1,482	15,954
Ground Floor office and amenities	124.4	1,339
First Floor office and amenities	124.4	1,339
TOTAL GIA	1,731	18,632
Canopy	345	3,714

Energy Performance Certificate

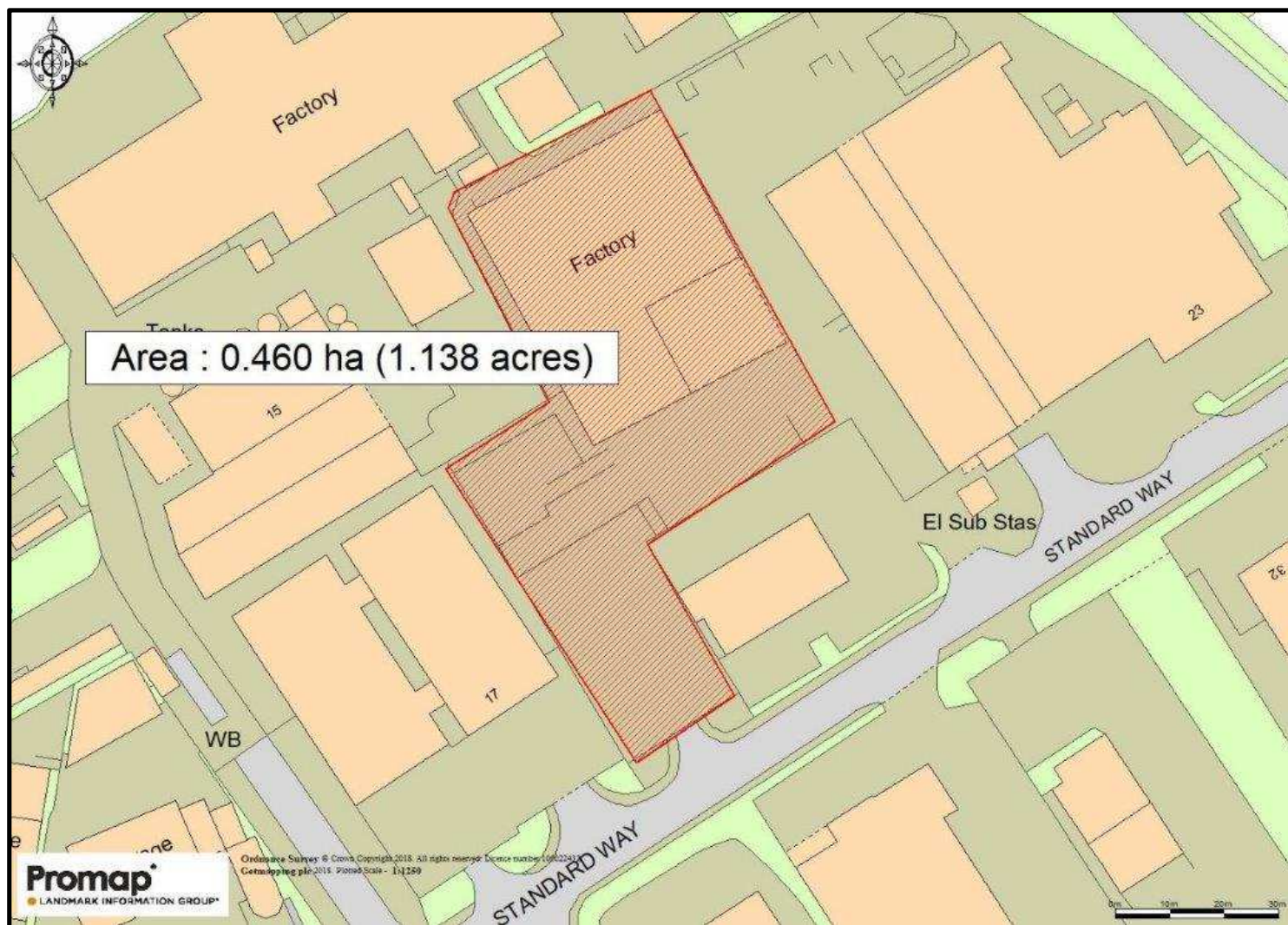
The property has an EPC Rating of E (117). A full copy of the EPC is available on request.

VAT

All figures quoted are exclusive of VAT unless stated otherwise

Legal Costs

Each party is to be responsible for their own legal costs



Further information & Viewing

For Further information or to arrange a viewing please contact either of the joint agents

EATON COMMERCIAL

PROPERTY CONSULTANTS

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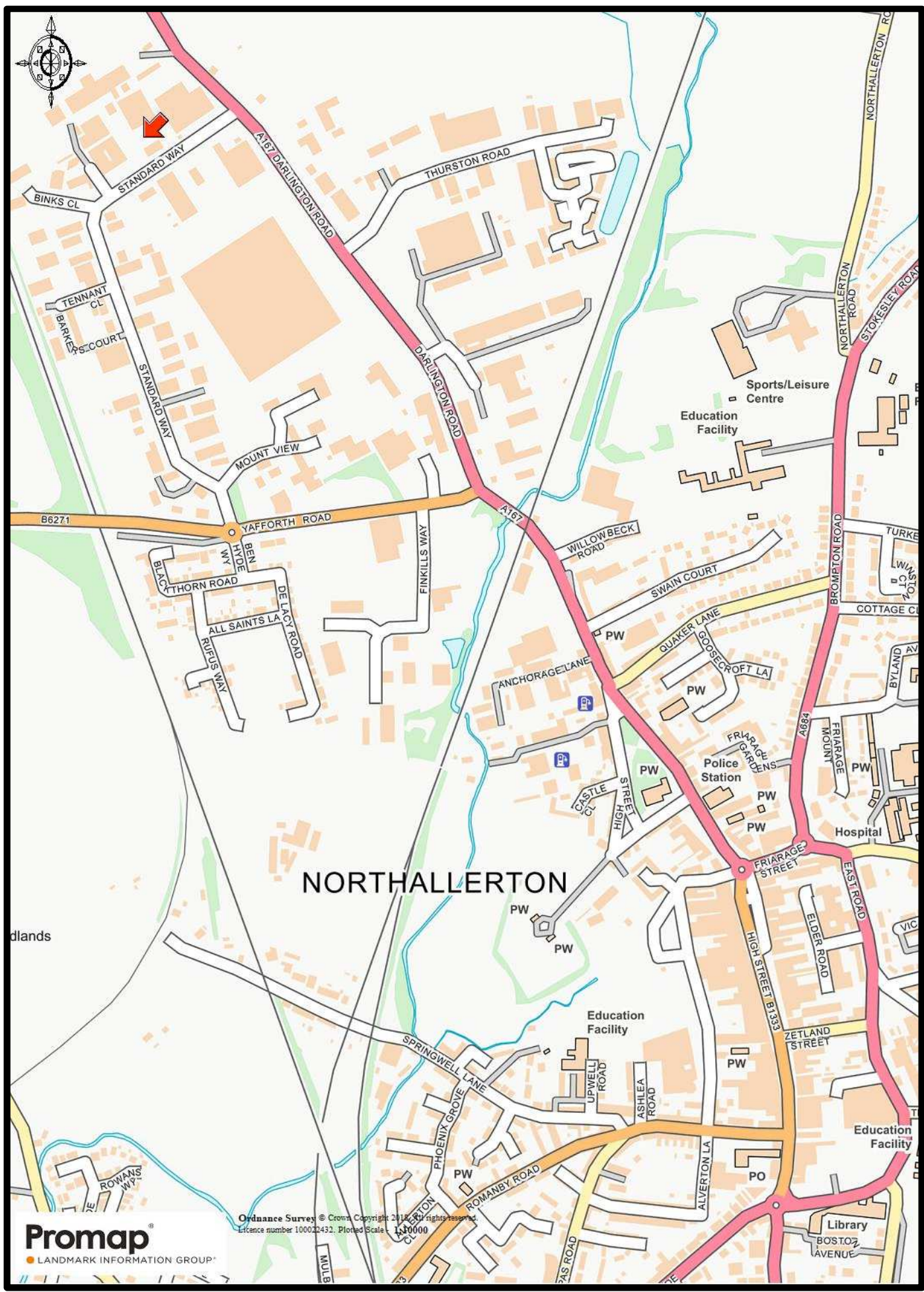
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NORTHALLERTON

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Edition number 10002432. Planned Scale 1:50,000