

FOR SALE/TO LET

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# STANDARD WAY

Standard Way Industrial Estate, Northallerton DL6 2XA



## Key Highlights

- High bay industrial/warehouse unit
- 2,076 sq m (22,346 sq ft) including canopy
- Total site area of 0.45 hectares (1.14 acres)
- Rare freehold opportunity
- Prominent position on established estate
- Easy access to the A19 and A1(M)
- Large yard
- Covered canopy area (within structure)

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## Location

Northallerton is a 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 close the entrance of the Standard Way Industrial Estate in a prominent position fronting Standard Way itself. The estates lies 1.5 miles from the town centre and 1.7 miles from Northallerton Railway Station which provides direct links to London.

Nearby occupiers include Howdens Joinery, BT Fleet, Wickes and Toyota Northallerton.

## 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 floors throughout, LED lighting, with a minimum eaves height eaves height of 8.15m rising to 10.8m at the apex.

Two storey office accommodation with staff amenities is located at the front of the unit.

The unit is accessed via two electric roller shutter doors both 4.5m wide by 6m high one of which benefits from a canopy which is within the structure.

Externally there is a large secure service yard with perimeter fencing and gated access from Standard Way.

## Accommodation

The property comprises the following approximate gross internal areas (GIA):

	sq m	sq ft
Warehouse	1,482	15,954
Ground floor office and amenities	124.39	1,339
First floor office and amenities	124.39	1,339
<b>Total GIA</b>	<b>1,731</b>	<b>18,632</b>
<i>Canopy</i>	<i>345.03</i>	<i>3,714</i>
<b>Site Area</b>	<b>0.45 ha</b>	<b>1.14 acres</b>

## Tenure

Freehold.

## Asking Terms

The property is available to purchase at offers in the region of £850,000.

The property may also be available to lease with rent on application.

## Rateable Value

The property is currently assessed jointly with the adjacent unit and is undergoing a separate assessment

Interested parties are advised to contact the local rating authority for further information and to confirm the rates payable.

## EPC

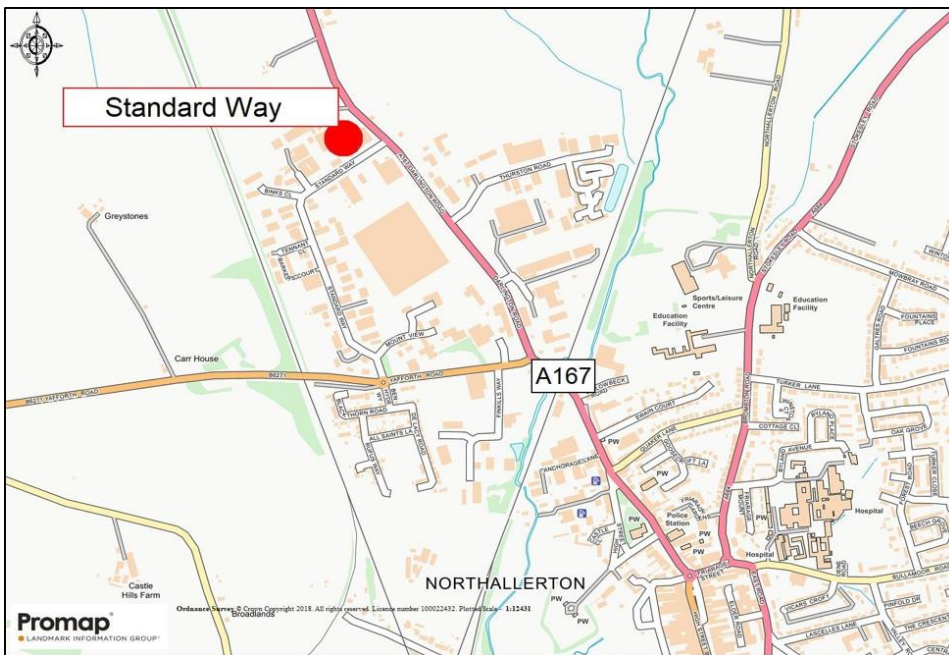
The property has an EPC Rating of E (117). A full copy of the EPC is available on request.

## VAT

All figures quoted herein are exclusive of VAT unless expressly stated otherwise.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



## Contact

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