



FOR SALE (MAY LEASE) Industrial / Workshop Unit

4 Mercury Road, Gallowfields Trading Estate, Richmond,
North Yorkshire DL10 4TQ

Approx 694.0 m² (7,472 sq ft)

- Modern warehouse with split level offices
- Onsite Parking c20 cars
- Popular Trading Estate
- Freehold
- Eaves height 2.5m
- Ridge height 4.25m

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Connect Property North East

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LOCATION

The property is located on the Gallowfields Trading Estate, an established and popular industrial location situated on the northern edge of Richmond. It is approximately 1 mile north west of Richmond, 12 miles south west of Darlington and 50 miles south of Newcastle upon Tyne. It is situated in close proximity to the A1(M) north and south and A66 west. The surrounding occupiers are a mix of local and national companies, including national trade counter occupiers.

DESCRIPTION

The property comprises of an industrial/ workshop unit of steel portal frame with brick elevations and insulate profile metal sheet roof with roof lights.

Internally the office has the benefit of a first floor offices with air conditioning. Presently, the area below the offices is fitted out for meeting rooms but could be used as additional stores. Recently refurbished WC facilities and kitchen. The property has oil fired central heating in the offices.

ACCOMMODATION

The property provides the following approximate gross internal areas:

Warehouse	291.9 m ²	(3,142 sq ft)
FF Offices	201.1 m ²	(2,165 sq ft)
Lower GF offices/stores	201.1 m ²	(2,165 sq ft)
Total GIA	694.0 m²	(7,472 sq ft)

TENURE

Freehold

PRICE

The property is for sale. Price on application. The property could be sold as a TOGC.

VAT

VAT will not be charged on the sale.

BUSINESS RATES

The property is assessed for rating purposes at a rateable value of £22,250. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

ENERGY PERFORMANCE CERTIFICATE

An EPC assessment records a rating of C (67). A copy will be available for inspection upon request.

VIEWING

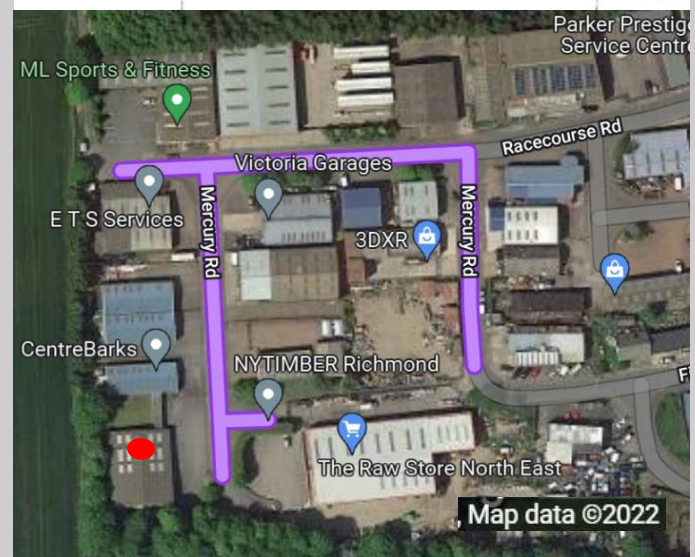
Strictly through the agents Connect Property North East:

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