

TO LET / FOR SALE - INDUSTRIAL / COLD STORE

FOOD PRODUCTION UNIT

Plews Way, Leeming Bar, DL7 9UL



Key Highlights

- Fully fitted out for a food production occupier;
- 9,201 sq ft (854.80 sq m) on a 0.50 acre site;
- Situated in an established industrial location;
- Generous power supply;

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Location

The property is located in an established industrial location, approximately 35 miles north of Harrogate town centre and 20 miles to the south of Darlington town centre. Access to Junction 51 of the A1(M) is around 0.8 miles to the north via the A684.

Description

The property sits on a circa 0.5 acre site and comprises of a detached industrial unit with a shared yard and staff car parking area. This property comprises a 1970's built industrial unit which has been extended and adapted over time for use as a small food production unit.

The building is of steel frame construction with brick and block lower elevations, with metal cladding above and to the pitched roof. There are a number of small additions of similar construction with a full height single-storey flat roofed ancillary block to the front elevation.

Internally, the building has been fitted for use as a food production unit with specialist floor, wall and ceiling coverings, as well as having various process equipment, walk-in fridges and chillers, large ovens together with 2No. dock level loading areas, and ancillary accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Production Area, Lockers, Canteen	9,201	854.80
Total	9,201	854.80

Terms

Quoting Price and rent on application.

EPC Rating

A full copy of the energy performance certificate is available upon request.

Rateable Value

We advise all interest parties to make their own enquiries at the local rating authority.

Viewings

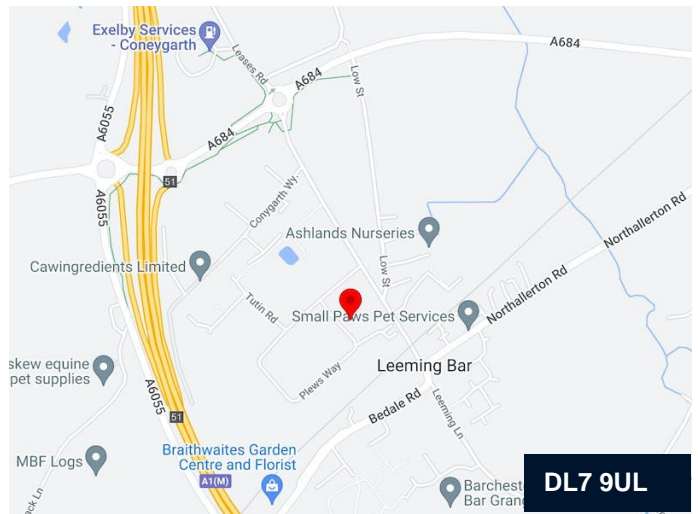
All inspections are to be arranged through Savills and are strictly by appointment only.

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