



Unit 32 Racecourse Road, Richmond, DL10 4TG
£666

LOCATION

Gallowfields Trading Estate is situated in the North West corner of Richmond, less that 0.5 miles from the town centre.
Richmond is an affluent market town, conveniently located near Junction 56 of the A1, which provides access to Darlington approximately 13 miles North and Catterick approximately 6 miles the South.

ENTRANCE

UPVC door and window leading into welcome entrance, walk through to a display office.

DISPLAY OFFICE 6.70m x 4.50m (21'11" x 14'9")
Having Power and light. Door to second workshop area.

WORKSHOP AREA 8.89m x 6.84m (29'1" x 22'5")
Sliding door to front, power, light, blow heater (provided from oil boiler). Door to cloaks/w.c. Above storage.

CLOAKS/W.C

Sink with electric water heater, tiling to splash area and door to toilet. Door to fire escape.

PARKING

Parking bay to the front of the unit.

TERMS

- * 3-Year Lease
- * Service Charge £801.84 Per Annum
- * Annual Rent £8,000 (£666.66 per month)

