



Industrial Warehouse Unit 14,413 sq ft (1,339 sq m)

- **Modern industrial warehouse**
- **Eaves height of 6.3m**
- **Bespoke fit out for food manufacturing**
- **Fully serviced tarmacadam car park**
- **High quality internal office accommodation**
- **Great access to Junction 51 of the A1 (M)**

For more information, please contact:

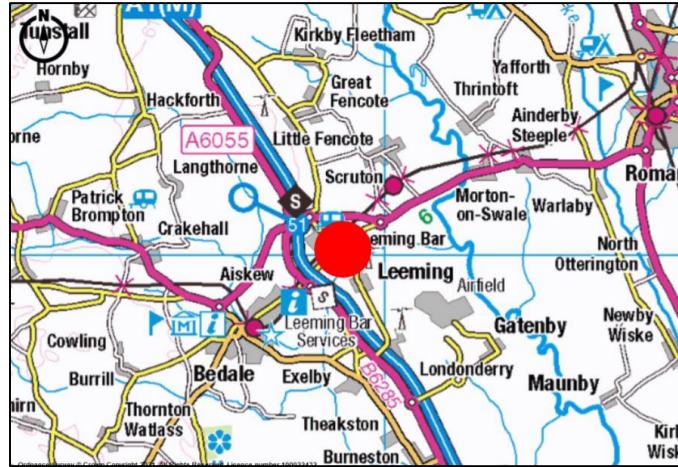
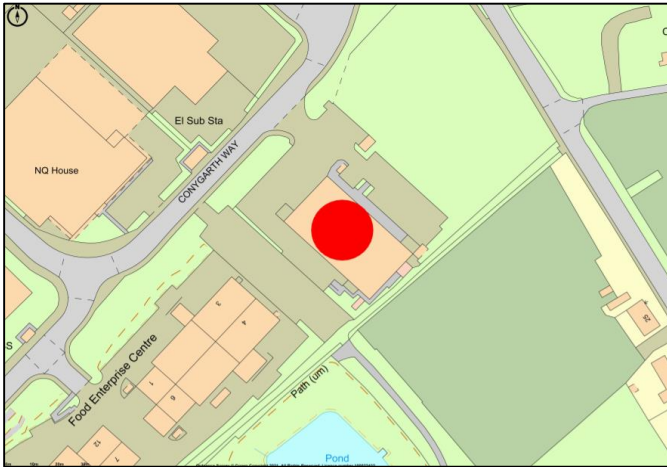
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FOR SALE

**Conygarth Way, Leeming Bar,
Northallerton, DL7 9EE**



Location

Conygarth Way is located just off Leases Road which provides direct access to Junction 51 of the A1 (M) via the A684 link road. This location offers excellent transport links to major arterial routes such as the A1(M) / M1 / M62 . The site is located in an established industrial hub which has grown and will continue to; thus the property is able to attract local and regional occupiers. Leeming Bar is a food manufacturing hub utilising the agricultural benefits of the location.

Description

The property comprises a single, self-contained industrial unit, which benefits from first floor offices.

The warehouse accommodation is of steel portal frame construction under a pitched sheet roof, which benefits from an eaves height of approximately 6.3 metres. The unit's elevations predominantly comprise brick and blockwork construction, which externally have been part over-clad with profile metal sheets.

Externally, the premises benefits from a good sized concrete service yard and tarmacadam car park which provides parking for circa 28 vehicles. The site also benefits from on-site CCTV.

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	1,138	12,249
Offices	201	2,164
Total	1,339	14,413

Terms

The property is available on a freehold basis with vacant possession. Further information is available from the sole agents, Cushman & Wakefield.

Legal Costs

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

Energy Performance Certificate

The current EPC rating for the property is (C)58

A full copy Energy Performance Certificate is available upon application.

Rateable Value

The current rateable value for the property is £57,500 within the 2017 rating list. The current UBR for 2021/22 is 51.2p therefore the rates payable is per annum is £29,440

Viewing

By prior appointment with the sole agents:-



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