

FOR SALE

Conygarth Way, Leeming Bar, Northallerton, DL7 9EE



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:

Dave Robinson 07784 156664 david.robinson@cushwake.com

Tom Daly 07717 714522 tom.daly@cushwake.com

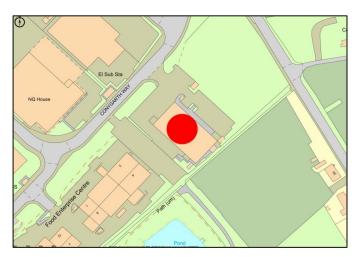
St Paul's House 23 Park Square South Leeds, LS1 2ND T: 0113 233 7300

cushmanwakefield.com



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.

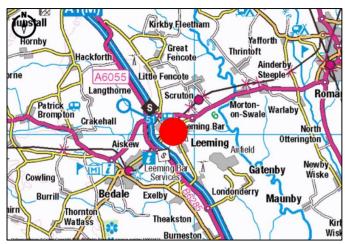
The warehouse accommodation is of steel portal frame construction under a pitched sheet roof, which benefits from an eaves height of approximately 6.3 metres. The unit's elevations predominantly comprise brick and blockwork construction, which externally have been part over-clad with profile metal sheets.

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 onsite 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:-



Dave Robinson 07784 156664 david.robinson@cushwake.com

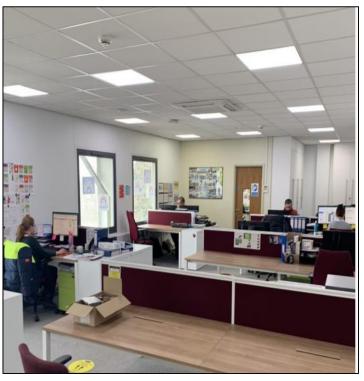
Tom Daly 0113 233 8874 tom.daly@cushwake.com

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars whether in the text, plans or photographs) is given in good ratifiable but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is direct and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, in investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required. 8. Copyright & Good Common propriety and Experient Conformation and



FOR SALE

Conygarth Way, Leeming Bar, Northallerton, DL7 9EE









and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that attentions have been carried out or that a particular use is made of any part of the property his is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is often defined subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required. & Copyripht and confidentially Experian, 2015. © Crown copyripht and Experian Copyripht. All rights reserved. Leence Number PU 100073716