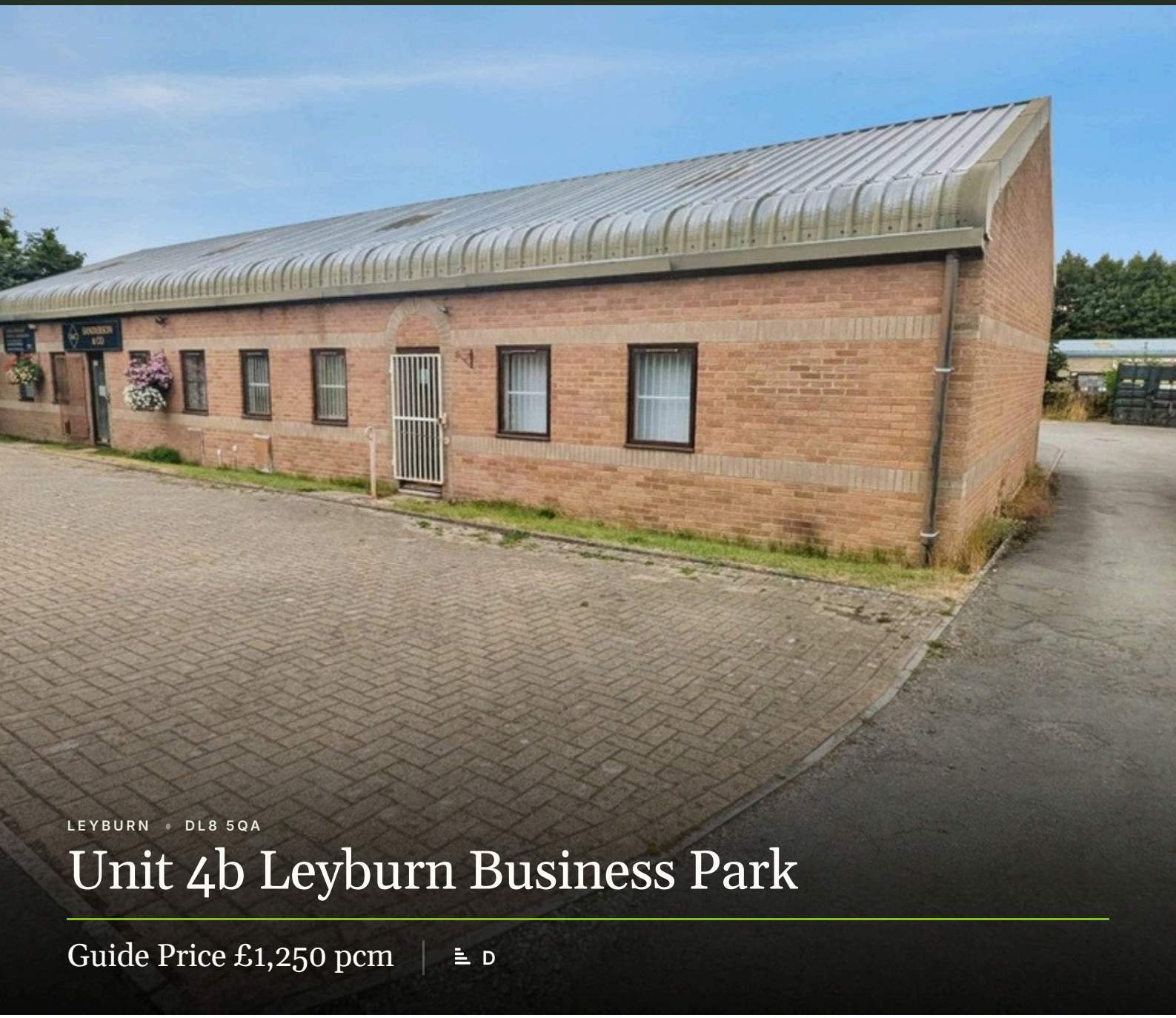
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5QA

Unit 4b Leyburn Business Park

Guide Price £1,250 pcm | D

AT A GLANCE

- Spacious 2267 sq ft Business Unit. Leasehold
- Flexible Layout & Lease
- 2 Connected Units
- Front Unit 1775 sq ft Including Mezzanine
- Rear Workshop 493 sq ft
- Roller Shutter Doors
- Parking
- Negotiable Lease Terms
- Thriving Business Park In Market Town

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Spacious 2267 sq ft Business Unit. Leasehold

Unit 4B, Leyburn Business Park, Leyburn, North Yorkshire

Versatile Commercial Unit with Workshop, Office and Mezzanine Accommodation

Unit 4B, Leyburn Business Park, offers a spacious and highly versatile commercial premises providing an excellent opportunity for a variety of business, workshop, storage or trade uses. The property benefits from a flexible internal layout and generous parking, making it particularly well suited to a business requiring a combination of workshop, office and storage accommodation.

The ground floor is currently partitioned to provide a main workshop measuring approximately 26' x 16', together with a front room, separate office, kitchen and WC. A passageway leads through to a substantial rear workshop measuring approximately 29'4" x 17'3", which also benefits from an internal office area. From the main workshop, stairs lead to a first-floor mezzanine, which has been partitioned to create three further rooms along with an additional kitchen, providing valuable additional workspace or storage.

Externally, the property benefits from ample block-paved parking for approximately five vehicles. The tarmac area to the rear provides convenient access to a roller shutter door serving the main workshop, as well as a further roller shutter door and personnel door providing access to the rear workshop. The property is fitted with oil-fired blow air heating and has 3 phase mains electricity.

Situated on Leyburn Business Park, the property occupies an established commercial location on the eastern edge of the popular market town of Leyburn. The Business Park is home to a diverse range of established businesses and occupiers, creating a well-established and practical environment for commercial operators.

Leyburn itself is a thriving North Yorkshire market town and an important commercial centre for the surrounding Wensleydale area. The town offers a strong local customer base, a range of independent businesses, shops, cafés and services, together with its popular weekly Friday market.

The location also provides excellent road connectivity, with Leyburn approximately 20 minutes from the A1(M), while the A684 provides direct links towards Bedale, Northallerton and through Wensleydale towards the Yorkshire Dales. Leyburn also acts as a hub for local bus services, providing connections towards Richmond, Bedale, Masham, Ripon and Hawes.

With its flexible accommodation, multiple workshops, offices, mezzanine space, parking and rear space, Unit 4B represents an excellent opportunity for a business looking for well-located and adaptable commercial premises within an established Business Park setting.

Early viewing is highly recommended to appreciate the versatility and potential this property has to offer.

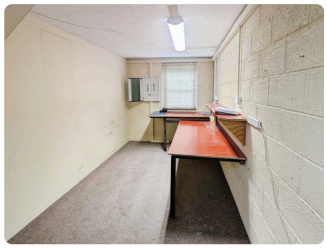
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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

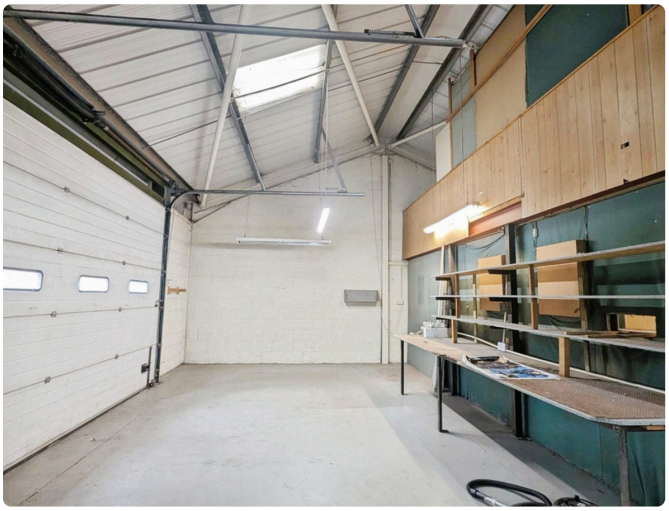














REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Unit 4b Leyburn Business Park properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 25 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 UNIT

Main Building — 29'0'' x 39'0''
Large main building. Partitioned to create 4 rooms and store.

Front Room
Front door. 4 Strip lights. 2 Spotlights. Ample power points. 3 Windows to front.

Store Room

Main Workshop
Open space. Pitched ceiling. Large roller shutter door. 13'6'' wide x 9'6'' high. Oil fired, blown air heating unit. Staircase to mezzanine.

Office
Worktops. Electric box. (Electrical certificate available). Barred window.

Kitchen
Stainless steel sink and drainer. Work tops. Hot water heater.

WC

Mezzanine
3 Room mezzanine. Sloping ceiling. 2 Skylights.

Room 1 — 19'0'' x 12'6''
Velux window.

Room 2 — 12'6'' x 10'0''
Middle room. Velux window.

Room 3 — 12'6'' x 9'0''

Upper Kitchen — 12'6'' x 12'6''
Stainless steel sink and drainer. Skylight.

Corridor To Rear Workshop
Connecting corridor to rear workshop.

Rear Workshop — 29'4'' x 17'3''
Large single room workshop. Pitched ceiling. Insulated roof. Roller shutter door 8'6'' Wide x 7'9'' High. 2 Roof lights. Barred window. Barred personnel door. No heating currently.

Office — 10'0'' x 8'0''
Internal office. Window to workshop.

02 OUTSIDE

Parking To Front
Block paved parking to park 5 cars.

Rear
Tarmac road to side. Rear parking. Access to 2 roller shutter doors and rear personnel door. Oil tank on hardstanding of neighbouring unit.

“Flexible Layout & Lease

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.

DOCUMENTS & LINKS

EPC - 27th August 2026

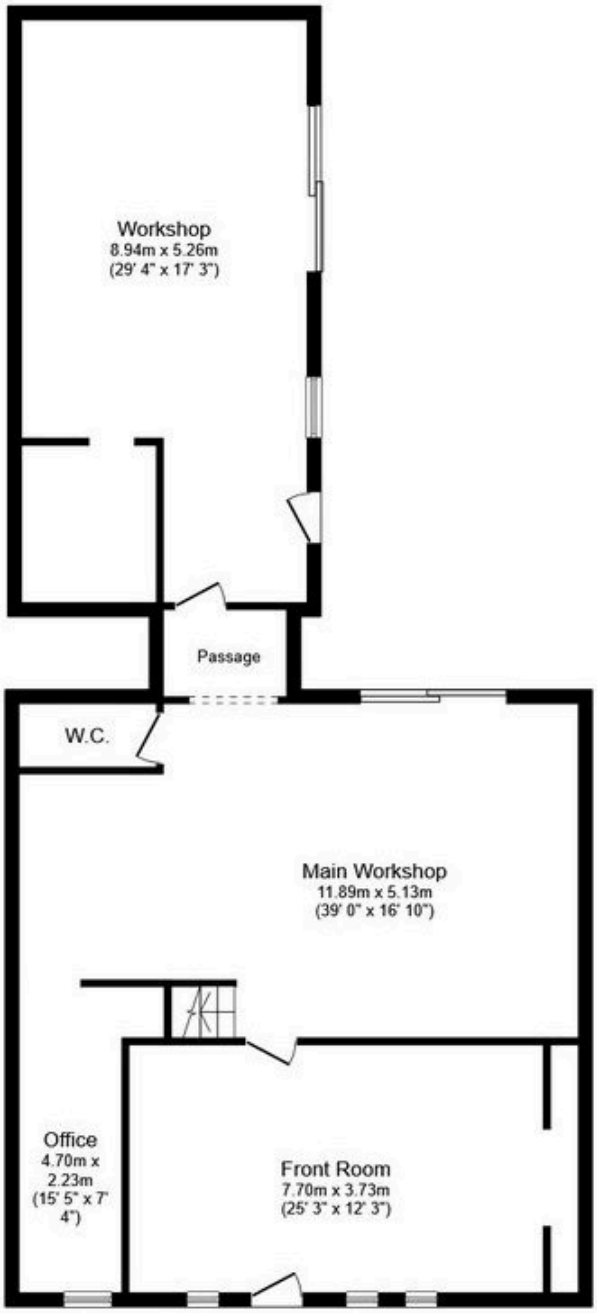
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EPC- 26th August 2026

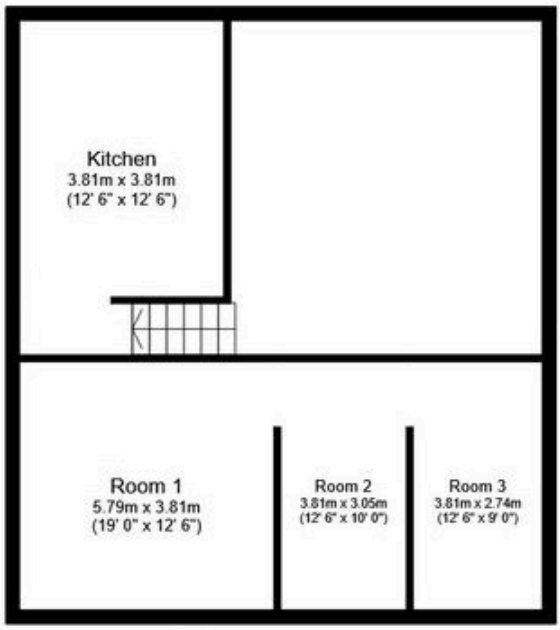
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2 Connected Units

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Ground Floor



Mezzanine

Total floor area: 210.6 sq.m. (2,267 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.