

2 BAILEY COURT

Colburn Business Park, Richmond, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

2 BAILEY COURT

COLBURN BUSINESS PARK, RICHMOND,
NORTH YORKSHIRE, DL9 4QL

Junction 52 A1(M) - 1.5 miles, Scotch Corner Junction 53 - 6.5 miles
(distances approximate)

MODERN HIGH SPECIFICATION
OFFICES 207 M2 (2,223 SQ. FT.)

- Forms part of Gladman Developments 60,000 sq. ft. Business Park
- Rent £18,000per annum
- Term 5 years



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

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Offices also at:

Alnwick
Tel: 01665 568310

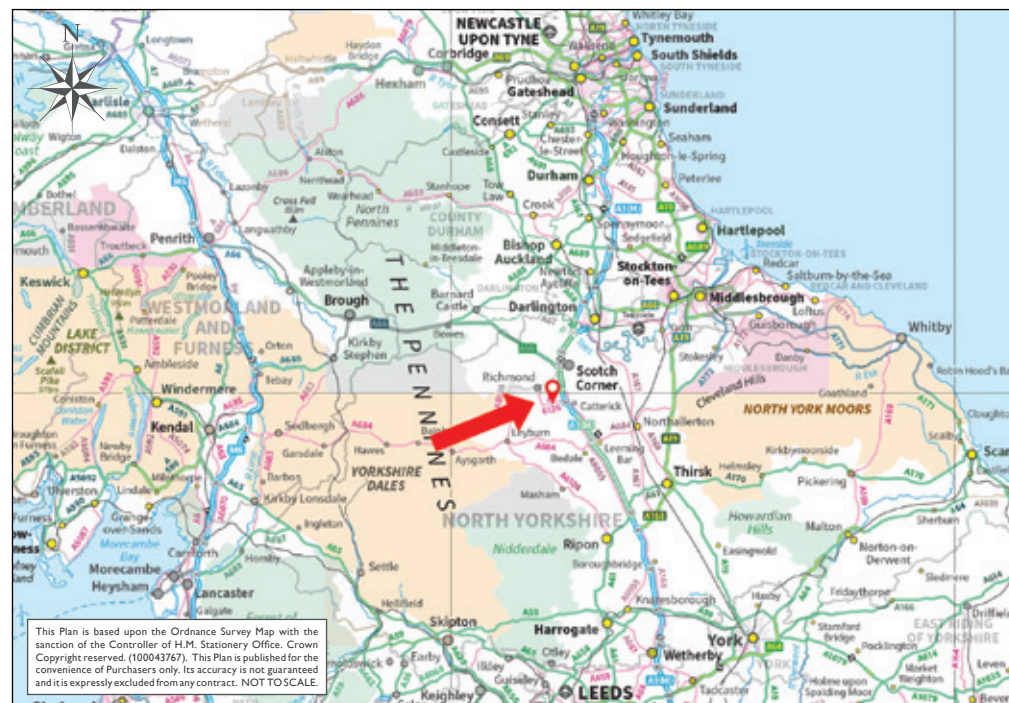
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation & Description

Unit 2 Bailey Court forms part of the well-established Colburn Business Park, situated immediately adjacent to Catterick Garrison. The park enjoys a strategic location with excellent access to the wider region via Junction 52 of the A1(M), just a short drive away, with direct access off the A6136.

Nearby towns include Richmond, Darlington and Northallerton, while major cities such as York and Newcastle are both within comfortable commuting distance, making this an ideal location for regional businesses.

Developed by Gladman Developments in 2007, Colburn Business Park is designed around a high-quality courtyard layout, providing a professional and attractive working environment.

The unit forms one half of a semi-detached pavilion-style office unit, offering high-quality accommodation arranged over two floors. The specification includes:

- Air conditioning throughout
- Raised access floors
- Suspended ceilings with integrated lighting
- Kitchen and staff welfare facilities
- 9 dedicated on-site car parking spaces

The unit is suitable for a range of office occupiers and forms part of a popular and well-managed business park with a strong tenant mix.

Accommodation

We have calculated that Unit 2, Bailey Court provides the following net internal areas (NIA):

Description	Sq m	Sq ft
Ground Floor Office	96.07	1,034.14
First Floor Office	110.44	1,188.76
Total NIA	206.51	2,222.90

Services

Mains services are connected for gas, electricity, water and drainage.

Energy performance certificate

The premises have an EPC rating of C; a copy of the certificate is available upon request.

Lease Terms and Conditions

The property shall be let unfurnished.

The lease will be contracted out of Part II of the Landlord and Tenant Act 1954.

Initial term: 5 years

Initial Rent: £18,000 per annum, payable in advance by monthly instalments of £1,500pcm by standing order.

Rent Review: Upward only, reviewed every 3 years to open market rent or RPI whichever is the higher.

Repair Obligation: Tenant responsible for all repairing and insuring under full repairing obligations.

User Clause: The premises fall within Use Class E (Commercial, Business and Service), allowing for a variety of uses including office, professional services, and light industrial (research and development), subject to any necessary planning consents.

Alienation: Assignment would be allowed, subject to the landlord’s consent.

References

The Landlord’s agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property.

Local Authority and Non-Domestic Rates

The Local Authority is Richmondshire Council.

According to the Valuation Office Agency website, the property has a Rateable Value of £15,500, from 1st April 2023.

Viewings

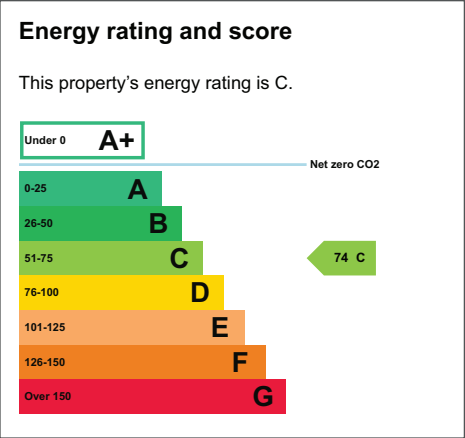
Strictly by appointment only via the Agents GSC Grays Tel 01748 897612.

Particulars and Photographs

Particulars updated and photographs taken September 2025.

Legal Fees

Each party is responsible for their own legal costs in connection with this transaction.



DISCLAIMER NOTICE: PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: December 2025. Photographs October 2025