

Unit 15, Clapham Lodge, Roman Road, Leeming, DL7 9LY

£1,700PCM (Deposit: £1,700)

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Tax Band: Furnished: Unfurnished

Commercial unit close to the A1(M) junction 51 at Leeming Bar, class B1, B2 and B8.

RATEABLE VALUE: £6500 (1st July 2023 to present). Small business rate relief may be available to some occupiers.

PLANNING: It is the ingoing tenant's responsibility to verify that their intended use is acceptable to North Yorkshire Council.

SERVICES: Oil-fired central heating, electricity, water and drainage.

TERMS: The unit is available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed. Security the equivalent of one months rent is required. Buildings Insurance is currently around £65 a month. VAT: The rent is not subject to VAT.

FEES: Credit check fee of £100 including VAT. Each party will be responsible for their own legal fees.

- Flexible Commercial Unit
- B1 Offices, Light Industry
- B2 General Industrial
- B8 Storage & Distribution
- Warehouse Space
- Five Separate Offices
- Reception & Facilities
- Allocated Parking
- Near A1(M) Junction 51
- Available Immediately

