



Plews Way, The Olive Grove, Leeming Bar Industrial Estate £38,400 Per Annum

Modern Commercial Building located on the popular Leeming Bar Industrial Estate, with excellent access to the A1 (M).

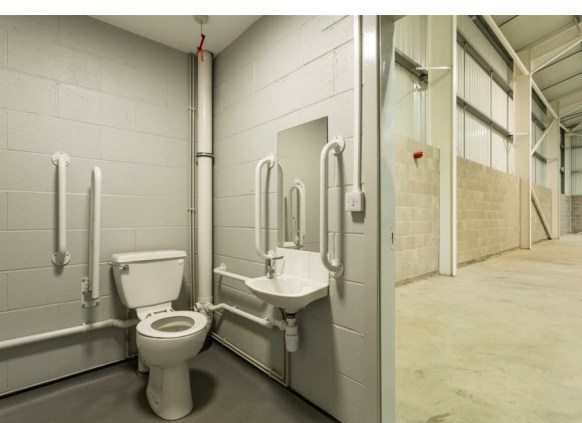
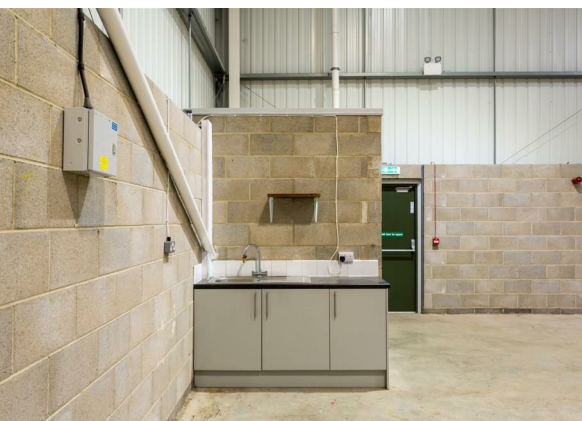
Secure, self-contained yard extending to around 0.16 acres.

Small office, toilet and kitchenette provided.

531m² / 5,721 sq. ft. Suitable for light industrial and warehousing purposes.

Available immediately. Excellent EPC rating of a B.

VAT will be charged at the prevailing rate.



Location

The property is located on the popular Leaming Bar Industrial Estate which forms a well-established commercial area, approximately 7 miles (11km) from the town of Northallerton.

It benefits from excellent access to the A1 (M), Junction 51.

A number of warehouses, trade counters and industrial units are within close proximity.

The property is accessed via Plews Way.

Description

The property forms a modern, detached commercial unit which we believe was completed in October 2018.

The property is of modern, steel framed construction with blockwork to the lower levels and profile metal cladding above and to the roof (which also includes some opaque panels). It benefits from an electronically operated, sectional folding 'goods-in' door and pedestrian access point / fire escape. It has a small blockwork office and toilet / kitchenette.

The property benefits from an exclusive, hard surfaced yard which is bound by metal fencing, with access via double, lockable gates. The yard extends to around 0.16 acres.

Services

The property benefits from a 3-phase electricity supply, together with mains water and drainage. There is gas to the building.

Some electric heaters are provided to the ancillary areas.

The incoming tenant would be responsible for the payment of utilities under the terms of their lease.

EPC

The property has an excellent EPC rating of a B. A copy of the certificate and recommendation report are available to view at the agents offices.

Planning

We believe that the property benefits from planning permission for light industrial, storage and distribution purposes.

Prospective tenants are invited to make their own enquiries to the local planning authority in terms of their proposed use of the property.

Rating

The incoming Tenant will be responsible for the payment of business rates under the terms of their lease.

Prospective tenants are invited to make their own enquiries to the local billing authority to confirm this and establish the level of rates currently payable.

Accommodation

The property extends to a gross internal area of approximately 531m² / 5,721 sf.

Terms

The property is available to-let for a term of years to be agreed at £3,200 per calendar month plus VAT / £38,400 per annum plus VAT.

The incoming tenant will be responsible for the payment of both non-domestic rates and utilities.

In addition, the Landlord re-charges a service charge of £1,000 per annum plus VAT. This covers the roller shutter door, fire extinguisher, fire alarm and emergency lighting annual service and electrical wiring inspections when required.

Viewings/Further Information

Please contact our York Office on 01904625533 / james@stephensons4property.co.uk

VAT

VAT will be charged at the prevailing rate on the rent and service charge.

Plews Way, The Olive Grove, Leeming Bar Industrial Estate, DL7 9UL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5721 SQ FT / 531.48 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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