

# UNIT 2 BARKERS COURT, STANDARD WAY, NORTHALLERTON, DL6 2BF

To Let – Modern High Quality Industrial Unit



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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## LOCATION

Barker's Court is situated on the west side of Standard Way the premier Industrial Estate within Northallerton. Nearby occupiers include Barker's Distribution Depot, Howdens Joinery, Plumb Centre, Build Centre and Calverts Carpets.

Northallerton is an affluent market town situated approximately 16 miles south of Darlington and 9 miles north of Thirsk. Northallerton has good connections to the A19 and A1 and is on the main east coast rail line.

## DESCRIPTION

Barker's Court comprises a modern development of nine light industrial units of steel frame construction clad in insulated profiled metal sheeting under pitched roofs.

The subject property comprises a mid-terraced unit providing:

- 4.0m minimum clear eaves height.
- 4.6m maximum internal headroom.
- Solid concrete floor with floor loading of 25kn/m<sup>2</sup>.
- 3 phase electricity supply.
- Offices & WC facilities.
- Electric vertical roller door (height 3.6m, width 3.9m).
- Dedicated car parking spaces.
- Perimeter site security fencing.

## ACCOMMODATION

The unit provides the following approximate areas:

Unit 2	14m wide x 10m depth
Total Accommodation	140.00 sq m (1,512 sq ft)

Car Parking for 2 – 5 cars.

## PROPOSED TERMS

The property is offered to let by way of a 6 year full repairing and insuring lease incorporating a rent review after 3 years. Rental offers are invited in the region of £12,500 per annum plus VAT.

There is an estate service charge currently £100 plus VAT per annum to cover the maintenance of the external communal areas at the development.

## BUSINESS RATES

The property is assessed with a rateable value of £8,800 and therefore qualifies for small business rates relief.

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### **LEGAL COSTS**

Each party will be responsible for their own legal costs in respect of this transaction.

### **VAT**

VAT is applicable to all payments due under the terms of the lease.

### **VIEWING**

Strictly by appointment through this office

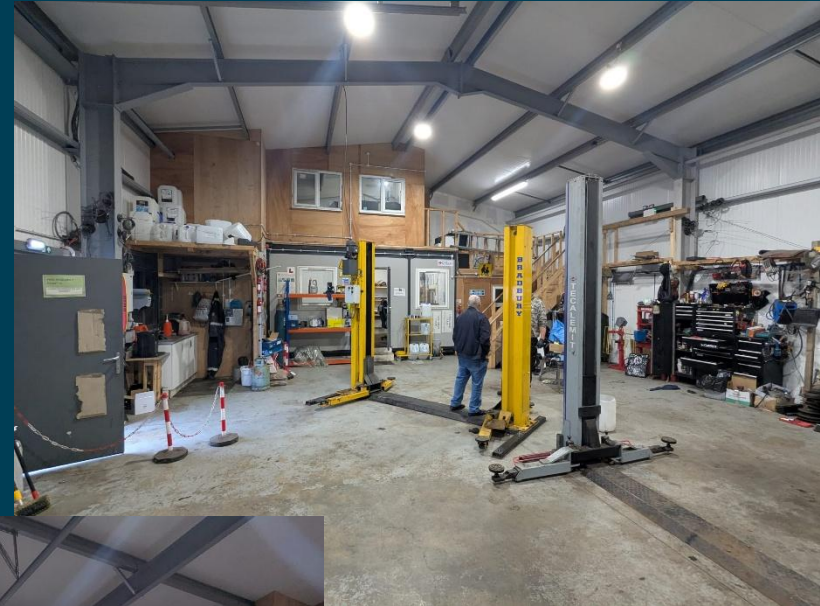
Jack Robinson

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Email: [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)

SUBJECT TO CONTRACT

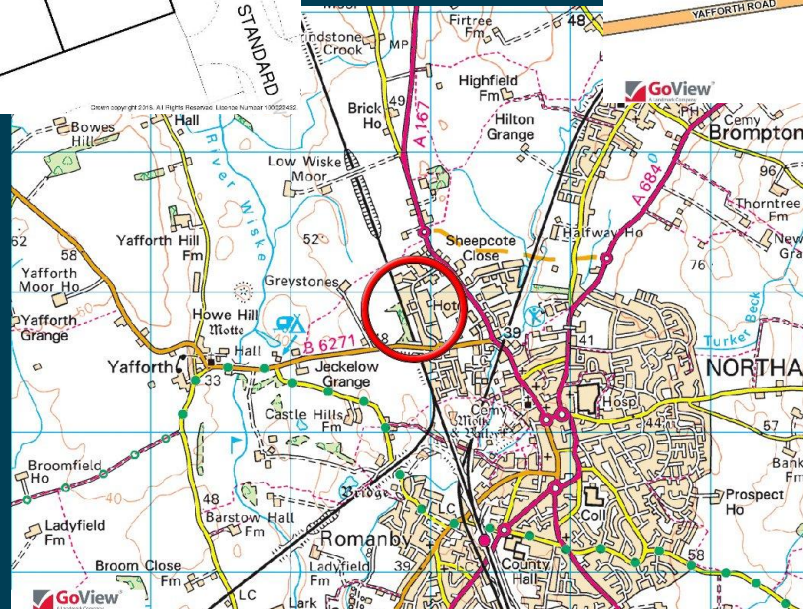
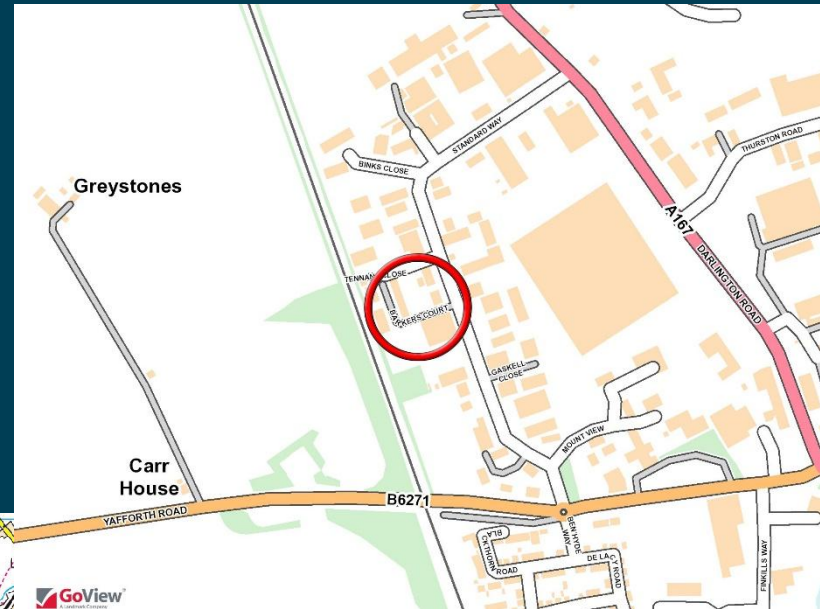
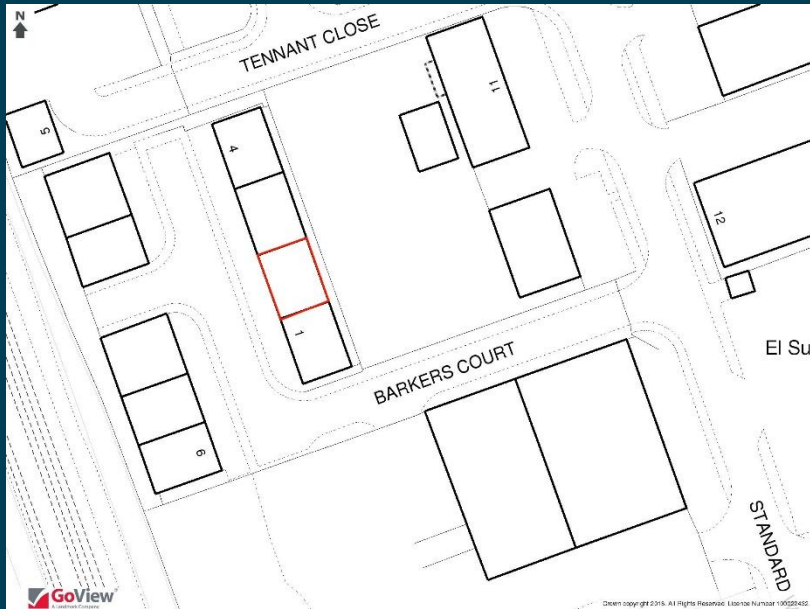
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- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
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Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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