



**NEWLY CONSTRUCTED OPEN PLAN
INDUSTRIAL UNIT**

£50,000 PA

Description

This newly constructed industrial unit at The Long Acre, Thornborough, Bedale (DL8 2PQ) offers an impressive open-plan floor area just shy of 6,000 sq ft, providing versatile accommodation suitable for a range of commercial, storage, or light industrial uses. The building benefits from three electric roller shutter doors, excellent internal height, and a clean shell specification ready for occupier fit-out. The modern steel-framed construction, part blockwork elevations, and generous natural light panels create a practical and efficient working environment.

Externally, the property enjoys a substantial forecourt parking and yard area, allowing easy access for larger vehicles and loading operations. Situated only minutes from the A1(M), the unit benefits from superb regional connectivity, making it an ideal base for businesses requiring swift transport links across Yorkshire and the wider North. Offered as a whole, this high-quality unit presents a rare opportunity to secure flexible, modern industrial space in a convenient and well-established commercial location.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: TBC

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

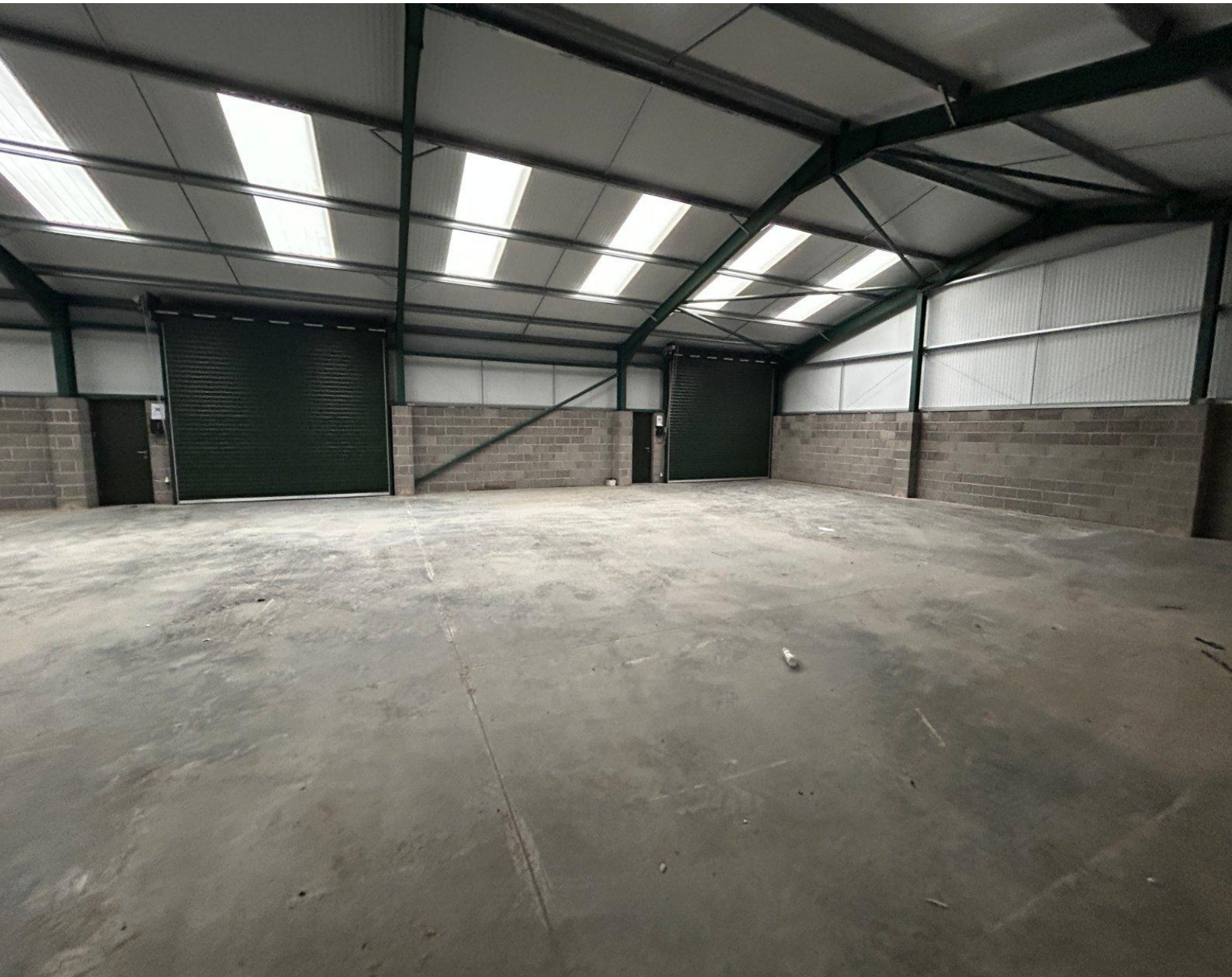
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

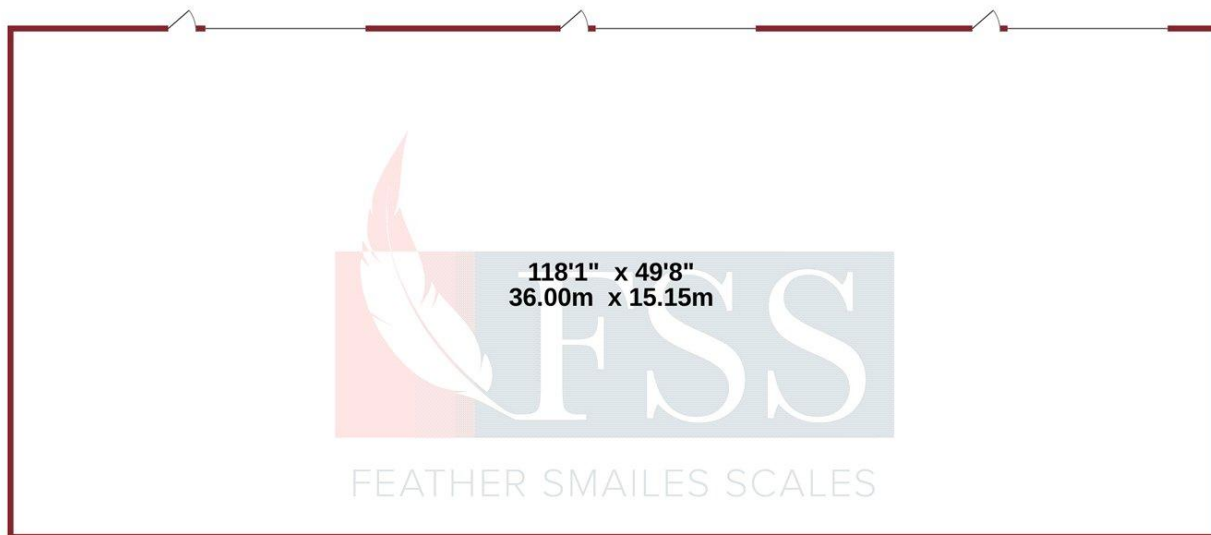
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
5870 sq.ft. (545.3 sq.m.) approx.



TOTAL FLOOR AREA : 5870 sq.ft. (545.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TBC

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