



Industrial Unit, Braegate Lane, Colton, Tadcaster £250,000 Per Annum

Located just over 1 mile to the south of the A64 junction at Bilbrough Top, this estate is ideally positioned to provide excellent access to major transport links. The A1(M) is located less than 10 miles to the west.

Despite the excellent connectivity, the warehouses are set in a rural setting, surrounded by agricultural land and the North Yorkshire landscape beyond.

This industrial unit extends to 5,465 sq.m (58,828 sq.ft), although subdivision would be considered. Additional warehousing and open storage land is available by way of separate negotiation.



DESCRIPTION

Braegate provides a sizable industrial facility of 5,465 sq.m (58,828 sq.ft) GIA. The units are available separately or in combination. The estate benefits from gated access and ample parking throughout the site. Additional warehousing and external storage is also available to the rear - enquire for further information.

Ground Floor - 5,155.46 sq.m (55,500 sq.ft)

First Floor - 309.87 sq.m (3,335 sq.ft)



LOCATION

The estate is positioned in an attractive rural location but conveniently located close to the wider road network. Being situated on Braegate Lane between Colton (to the north) and Appleton Roebuck (to the south), the property is easily accessible from the A64 (circa 1 mile to the north). The A64 provides excellent access to the A1(M) to the west and York to the east.

SERVICES

We understand that the property benefits from mains electricity, water and drainage (via a septic tank).



TERMS

The property is available on a minimum 3 year term on a full repairing and insuring basis. The tenant will be responsible for a fair share of utility costs, business rates and estate service charge, where applicable. A rental bond may be payable to the landlord, to be held for the duration of the tenant's occupation.

LOCAL AUTHORITY

North Yorkshire Council.

BUSINESS RATES

The wider site has a rateable value of £167,000. Tenant's will be responsible for a fair proportion of the rates payable.

PLANNING

We are advised that the estate has the benefit of Use Class B2 & B8.

ENERGY PERFORMANCE CERTIFICATE

The "Packing Unit" has an energy performance asset rating of B 34. A full copy of the EPC is available upon request.



VIEWINGS

Contact Stephensons Estate Agents (Commercial & Development) - 01904 625 533

COSTS

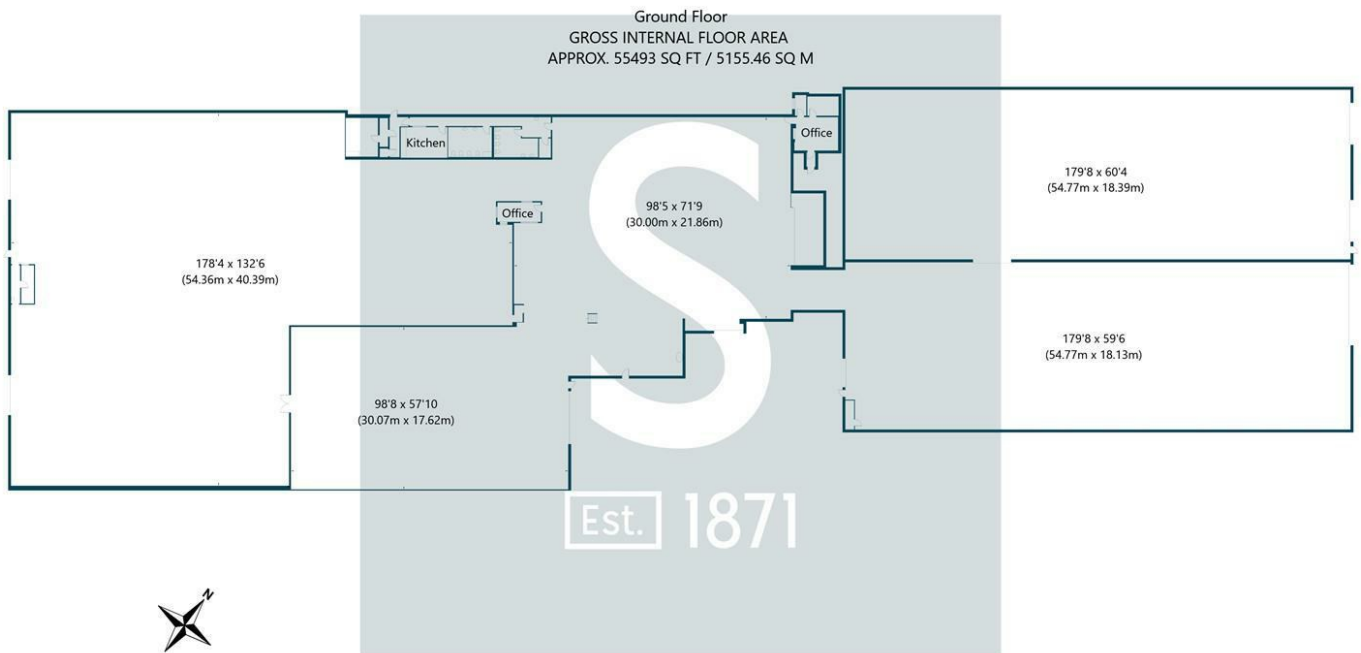
Each party is to be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

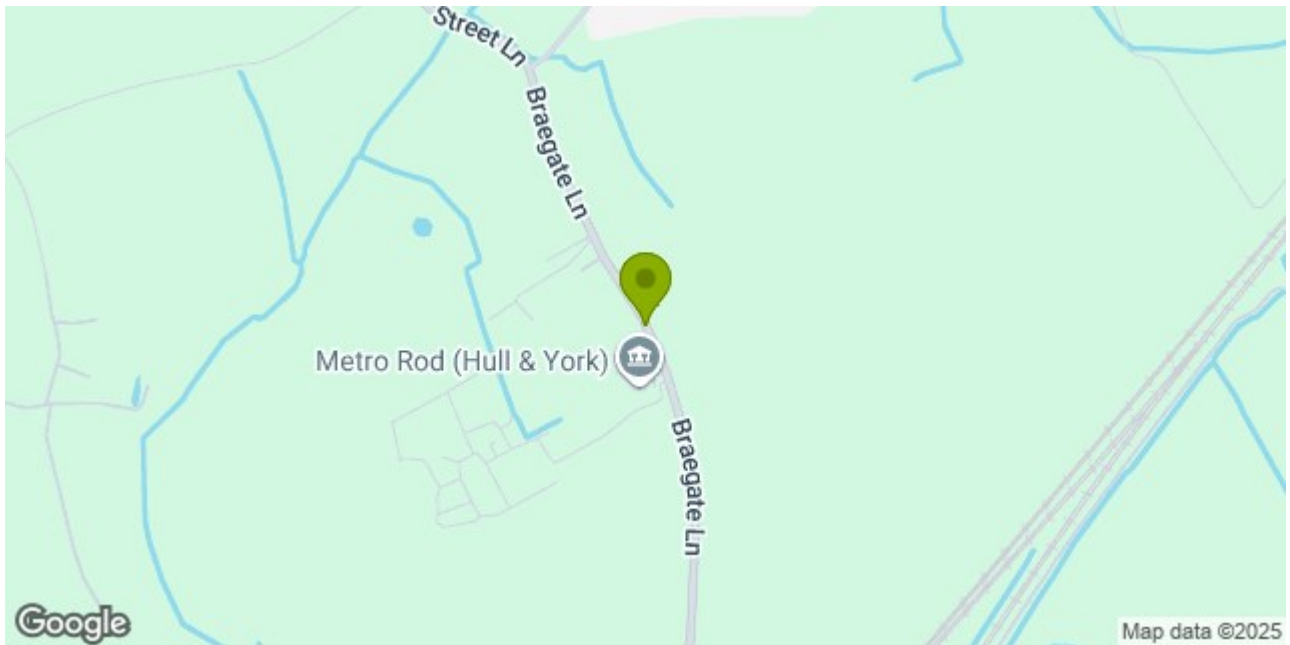
All figures quoted are exclusive of VAT.



Colton, York, LS24 8EW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 55493 SQ FT / 5155.46 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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