

Plews Way, The Olive Grove, Northallerton

£18,000

Stephensons
commercial

Plews Way, Northallerton DL7 9UG

£18,000

Est. 1871

The property is located on the popular Leeming Bar Industrial Estate, close to the A1 (M).

Modern Unit.

Office and Storage and Distribution uses.

Ground Floor of approximately 208m2 / 2,241 sq ft.

Additional first floor/ mezzanine area of approximately 217m2 / 2,338 sq ft.

Location

The property is located on the popular Olive Grove Industrial Estate in Leeming Bar.

The property benefits from good road transport communications via the nearby A1 (M).

Nearby occupiers include a joinery business, gymnasium, children's soft play center, padel center and fuel distributors.

The property is within a terrace of four similar units.

Description

The property forms a modern commercial / industrial unit within a parade of four similar units.

The property previously formed the HQ building for a food distribution business.

To the ground floor is a storage area and offices. A disabled toilet is also provided.

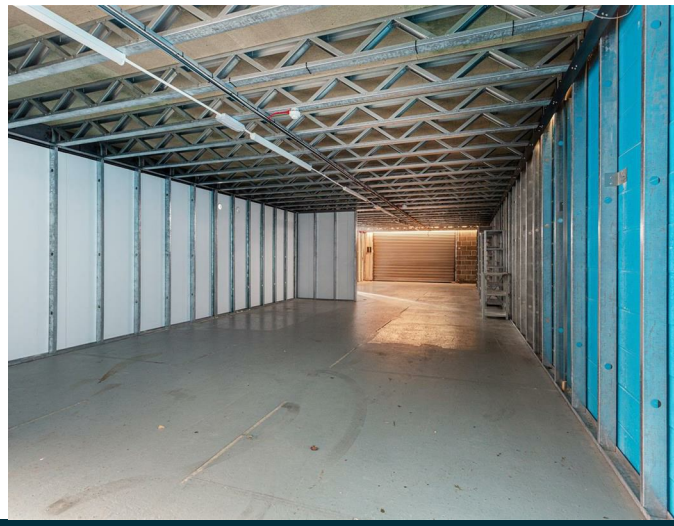
To the first floor / mezzanine area is additional storage accommodation.

A roller shutter good door and pedestrian door are provided to the front. The unit also benefits from a rear fire escape.

Two parking spaces are allocated to the front of the unit (four if parked in front of the doors). Additional car parking is available within a shared car park to the wider estate.







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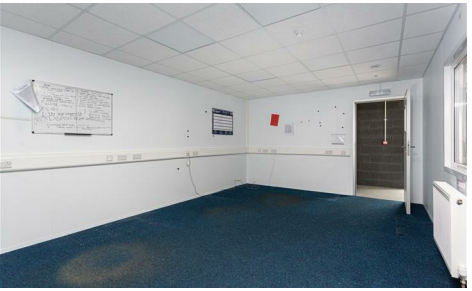
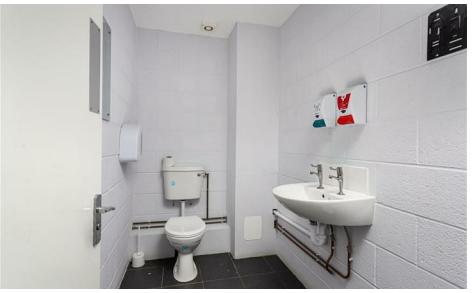
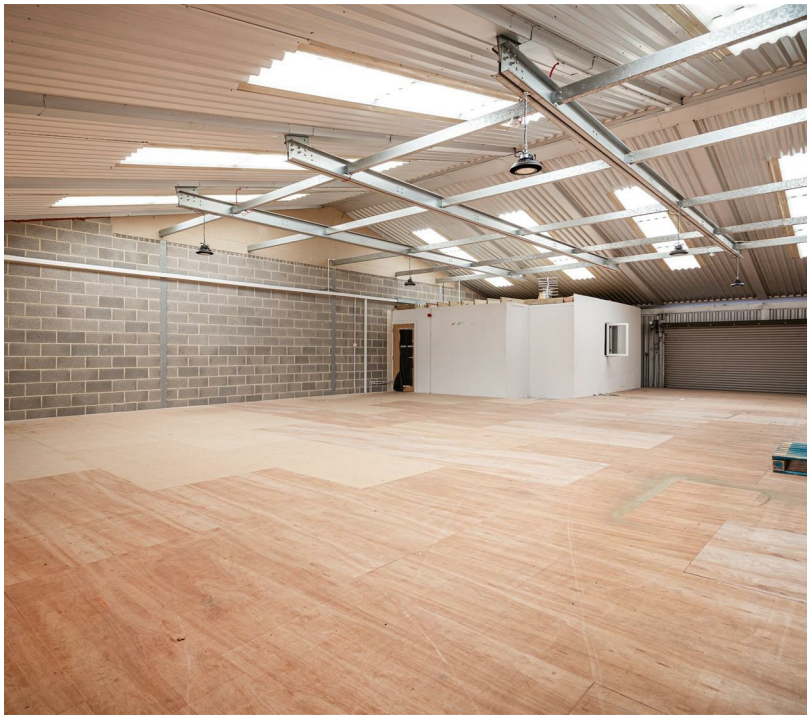
*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.











Accommodation
The property has a ground floor area of approximately 208m2 / 2,241 sq ft.

The first floor/mezzanine area extends to approximately 217m2 / 2,338 sq ft.

All measurements are on a gross internal (gia) basis.

Planning
We believe that the property benefits from an established use for office and storage and distribution purposes.

Potential tenants looking towards alternative uses are invited to make their own enquiries with the planning department of North Yorkshire Council.

EPC
The property has an EPC rating of C (75).

This is valid until 4th December 2029.

A copy of the EPC can be provided by the agents.

Rating
The property has a rateable value of £15,750.

This is subject to the Uniform Business Rate (UBR).

The in-going tenants will be responsible for the payment of non-domestic rates under the terms of their lease.

Terms
The property is available for a term of years to be agreed on an effective full repairing basis.

The Landlord levies a service charge in respect of the maintenance of the fire safety equipment, the roller shutter and grounds maintenance. This is presently £1,000 plus VAT and will be payable in addition to the rent.

The in-going Tenant will be responsible for the payment of business rates and utilities relating to their occupation.

Rent
£18,000 pa.

Viewings / Further Information
Please contact James Reynolds on 07894697729.

ANTI-MONEY LAUNDERING REGULATIONS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.

Stephensons
commercial

Partners:

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2241 SQ FT / 208.17 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2338 SQ FT / 217.2 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4579 SQ FT / 425.37 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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