

TO LET - £25,000 per annum, exclusive

**5 Easton Way, Walkerville Industrial Estate
Colburn, Catterick Garrison, DL9 4EA**

Detached Light Industrial Premises – G.I.A. Approx. 5,160sq.ft.

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SITUATION/LOCATION

Easton Way forms part of Walkerville Industrial Estate, a popular and diverse trade location incorporating a wide variety of commercial occupiers including Screwfix, Howdens and Lidl amongst a range of local businesses. Colburn is an expanding North Yorkshire town situated 1 mile west of Catterick, 4 miles south of Richmond and 15 miles south of Darlington with swift access across the region via the A1(M) approximately 1 mile in driving distance.

DESCRIPTION

Detached light industrial premises of steel frame construction under a dual pitched and corrugated sheet clad roof incorporating part brick/ block to elevations.

Internally the accommodation comprises open plan workshop/ warehouse incorporating two roller shutter access doors together with two storey offices incorporating associated kitchen & WC facilities (M/F/disabled). There is a side extension incorporating double timber doors.

Externally there is parking for approximately 10 cars at the front/ side.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

The accommodation briefly comprises:-

Warehouse	376.22sq.m.	4,048sq.ft.
Offices	103.33sq.m.	1,112sq.ft.
Gross internal area	479.55sq.m.	5,160sq.ft.

Max eaves 4.35m

Max ridge 6.54m

COSTS

Each party is responsible for their own legal costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

£18,750

VAT

VAT is applicable to the rent

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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