

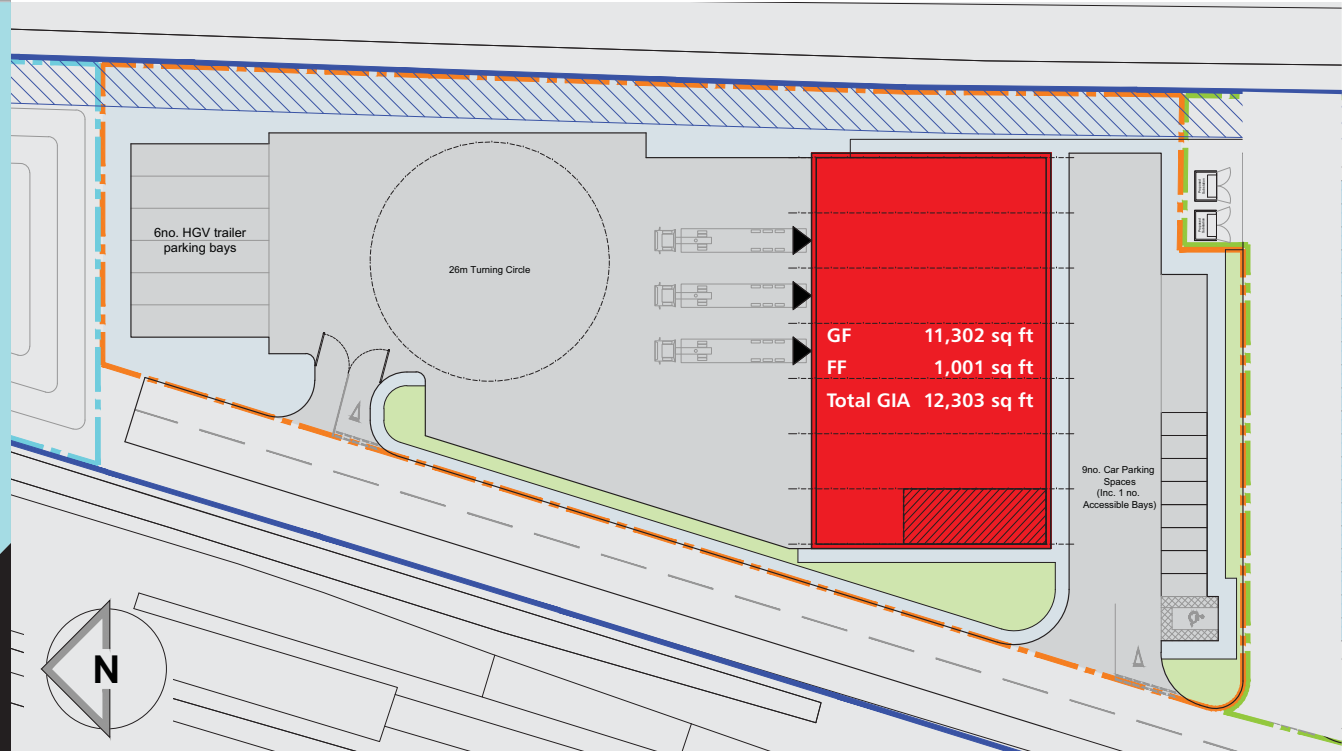
**FOR SALE/  
TO LET**

**12,303 SQ FT**

**MODERN LOW-DENSITY  
WAREHOUSE/WORKSHOP  
UNIT ON 1.5 ACRES**



**ACCESSED FROM THE A6055  
IMMEDIATELY ADJACENT TO THE  
SCOTCH CORNER ROUNDABOUT**



## ACCESSED FROM THE A6055 IMMEDIATELY ADJACENT TO THE SCOTCH CORNER ROUNDABOUT

### LOCATION

The proposed unit is located at Scotch Corner with a direct access from the A6055 Scotch Corner to Barton Road. Richmond is some 4 miles to the south-west whilst the major conurbations of the north-east are accessed via the A1M. Scotch Corner is a strategic node with the A66 linking the A1M in the east to the M6 in the west.

### DESCRIPTION

The proposed unit will comprise a single storey workshop/warehouse unit of modern steel portal framed construction with internal two storey offices. Externally there is a separate car park, a secure concrete surfaced goods yard. The property stands on a site of some 1.5 acres.

### PLANNING

The site lies within an area where development will be permitted subject to demonstrating a need to connect to the strategic road network.

### TERMS

The proposed unit will be offered on a leasehold or freehold basis.

### FURTHER INFORMATION

For further information please contact the sole agents:

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