

TO LET

**TRADE COUNTER / WAREHOUSE PREMISES
WITH GENEROUS YARD**



HOLDER & CO
Property Consultants



17 Racecourse Road

Gallowfields Trading Estate

Richmond, North Yorkshire DL10 4SU

- 4,182 sq ft (388.52 sq m)

- Additional mezz of 1,623 sq ft (150.78 sq m)

- Large Secured yard





LOCATION

The property is located on the established Gallowfields Trading Estate, situated to the North West of Richmond town centre. It is situated in close proximity to the A1(M).

Occupiers on the estate include JT Atkinson, Royal Mail and Nissan.

DESCRIPTION

The property comprises a detached single storey trade counter / warehouse unit with a large secured yard and parking. Internally the warehouse has 5.5m eaves. Offices and welfare are at ground and first floor and an additional mezzanine with loading forklift loading access is also provided.

TERMS

The premises are available by way of a new lease at an initial rental of £28,500 per annum exclusive for a term of years to be agreed.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Warehouse & Offices	347.00	3,735
FF Offices / welfare	41.52	447
TOTAL (Mezzanine)	388.52 (150.74)	4,182 (1,623)

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

We are verbally informed that the current Rateable Value is £27,250.

CONTACT

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