
TO LET

- ✓ To let following refurbishment
- ✓ 423.14 sq m - 1,347.96 sq m
(4,554 sqft - 14,508 sqft)
- ✓ Highly Visible Corner Position
- ✓ Detached Property Comprising
Three Connecting Units



Unit 1-3, Station Road/Gatherley Road, Brompton On Swale DL10 7SQ

Prominent Mixed Use Premises

14,508 Sq Ft
(1,348 Sq M)

Unit 1-3, Station Road/Gatherley Road, Brompton On Swale DL10 7SQ

DESCRIPTION

A detached property comprising three connecting units of steel portal frame construction with a combination of glazed, brick and steel profile sheet elevations under dual pitched profile sheet roofs. The minimum eaves height is approximately 5.2m rising to 6.22m at the apex. Unit 3 is accessed via three roller shutter loading doors: 3.59m wide by 3.0m high, 3.59m by 3.7m and 4.35m by 3.0m. Unit 1 has two timber loading doors 3.0m wide by 2.95m high and 2.4m by 2.95m. The buildings lie on a site of circa 1.3 acres.

LOCATION

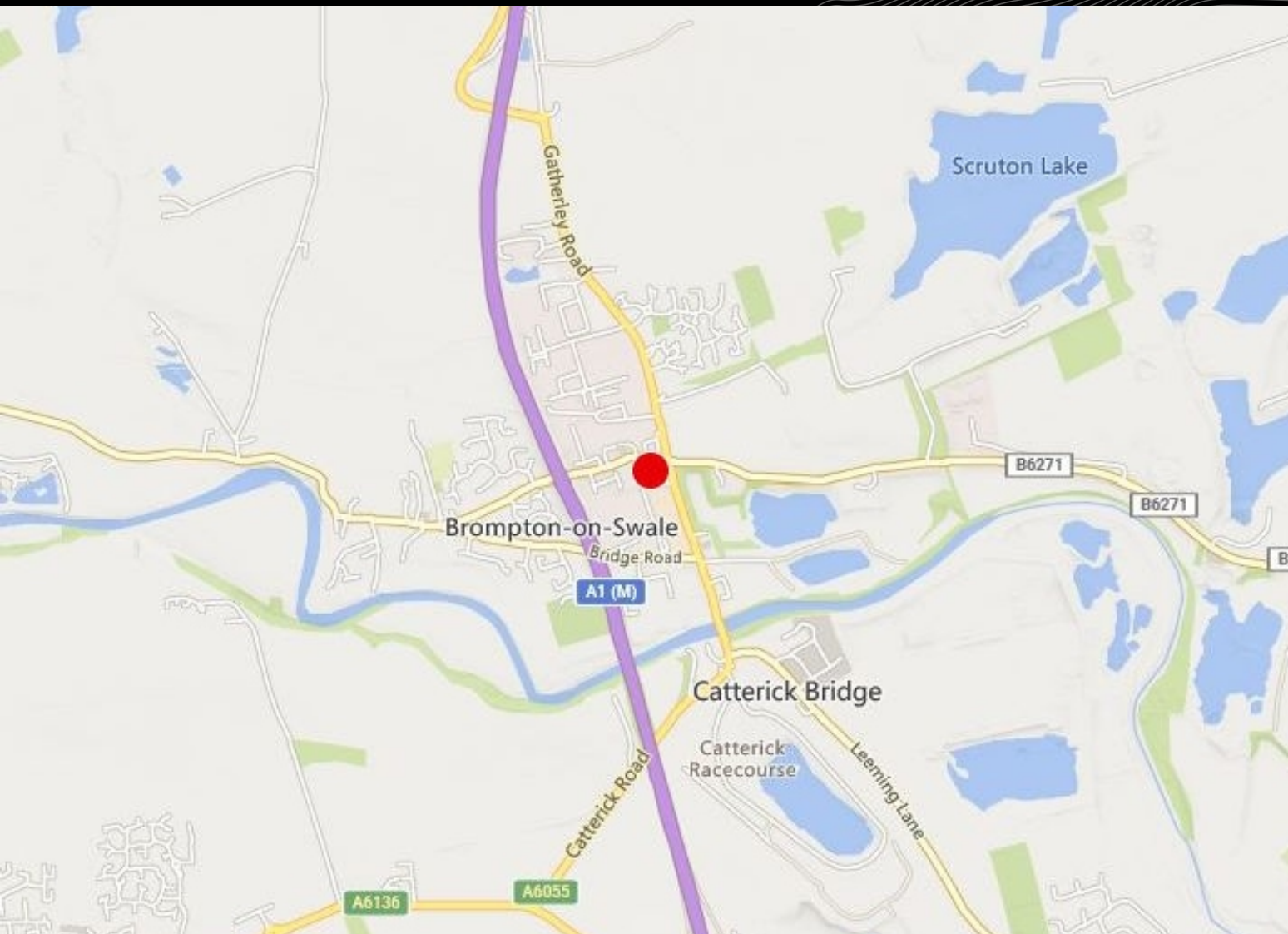
A highly visible corner position at the junction of Station Road (B6271) and Gatherley Road in a mixed commercial and industrial area circa 1.5 miles from junction 52 of the A1(M). Richmond is 4 miles west, Northallerton 12 miles east and Darlington 14 miles north. Scotch Corner at junction 53 of the A1(M) nearby provides a link to the Trans Pennine A66 route.



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 1	4,816	447
Unit 2	4,554	423
Unit 3	5,138	477
Total	14,508	1,348





TERMS

Available for a term and rent review pattern to be agreed on a full repairing and insuring basis at a commencing rent of £10 per sq.ft.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

Unit 1 - C / Unit 2 - C / Unit 3 - B

SITE HISTORY/PLANNING

The property was originally constructed for the purpose of a car showroom and workshop and has subsequently been utilised for children's soft play and a bathroom showroom. Planning permission was also granted in 2015 on a four lane bowling alley. The property is therefore suitable for a variety of roadside retail, leisure, light industrial and warehouse uses subject to obtaining planning and other statutory consents.

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VIEWING & FURTHER INFORMATION

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