



TO LET – INDUSTRIAL / WORKSHOP UNITS

Mile House Business Park, Darlington Road, Northallerton DL6 2NW

Approx. 217 sq m (2,337 sq ft) - 2,981 sq m (32,090 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Northallerton is a market town situated in North Yorkshire the town lies 52 miles south of Newcastle upon Tyne, 15 miles south of Darlington and 33 miles North east of York.

Mile House Business Park is located in close proximity to the entrance of the Standard Way Industrial Estate in a prominent position fronting Darlington Road (A167). The estates lies 1.5 miles from the town centre and 1.7 miles from Northallerton Railway Station which provides direct links to London.

Nearby occupiers include Howdens Joinery, BT Fleet, Wickes and Toyota Northallerton.

DESCRIPTION

The property comprises 5 interconnecting industrial workshop units that can be occupied individually or as one separate unit. Each unit has the benefit of its own roller shutter door providing access to a concrete loading yard. Building 5 located to the front of the estate has the benefit of a two storey office block.

ACCOMODATION

Unit 1	227 sq m	(2,453 sq ft)
Unit 2	220 sq m	(2,377 sq ft)
Unit 3	217 sq m	(2,337 sq ft)
Unit 4	275 sq m	(2,963 sq ft)
Unit 5	2,043 sq m	(22,000 sq ft)
(inc 2 storey offices)		
Total	2,982 sq m	(32,090 sq ft)

RATING ASSESSMENT

The property is currently assessed as one and will be re-assessed upon occupancy.

ENERGY PERFORMANCE CERTIFICATE

The EPC has been instructed and will be available for inspection in due course.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

Strictly through the agents Connect Property North East:

TERMS

The units are available to let either in part or whole. Further information regarding the quoting rents is available upon application.

VAT

All prices quoted a deemed subject to vat unless specifically stated otherwise.

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