



200 - 4,500 sq ft

Battalion Court | Colburn Business Park | Catterick | DL9 4QN

Junction 52 A1M

High Quality Office Accommodation

Click To Enter



## Description

Battalion Court is situated within Colburn Business Park which is accessed off the A6136 Catterick Road and is situated next to Catterick Garrison. The A1(M) has recently seen significant improvements with the creation of a new junction approximately 1.5 miles to the east providing much improved access to the region.

Battalion Court provides a range of high quality suites and office buildings from 200 to 4,500 sq ft (18 to 418 sq m). Buildings are capable of being subdivided or combined and have been designed to meet the needs of the modern occupier.

All the buildings are arranged in Gladman's acclaimed courtyard design, set within a very secure environment, providing a practical and attractive working location with the benefit of designated on site car parking.

### EXISTING OCCUPIERS INCLUDE:



## Specification

Gladman office buildings provide the ideal mix of high quality image, flexibility and cost-effectiveness. They provide an attractive and practical work environment with the benefit of designated on-site car parking.

Gladman offices are built to a high specification including:

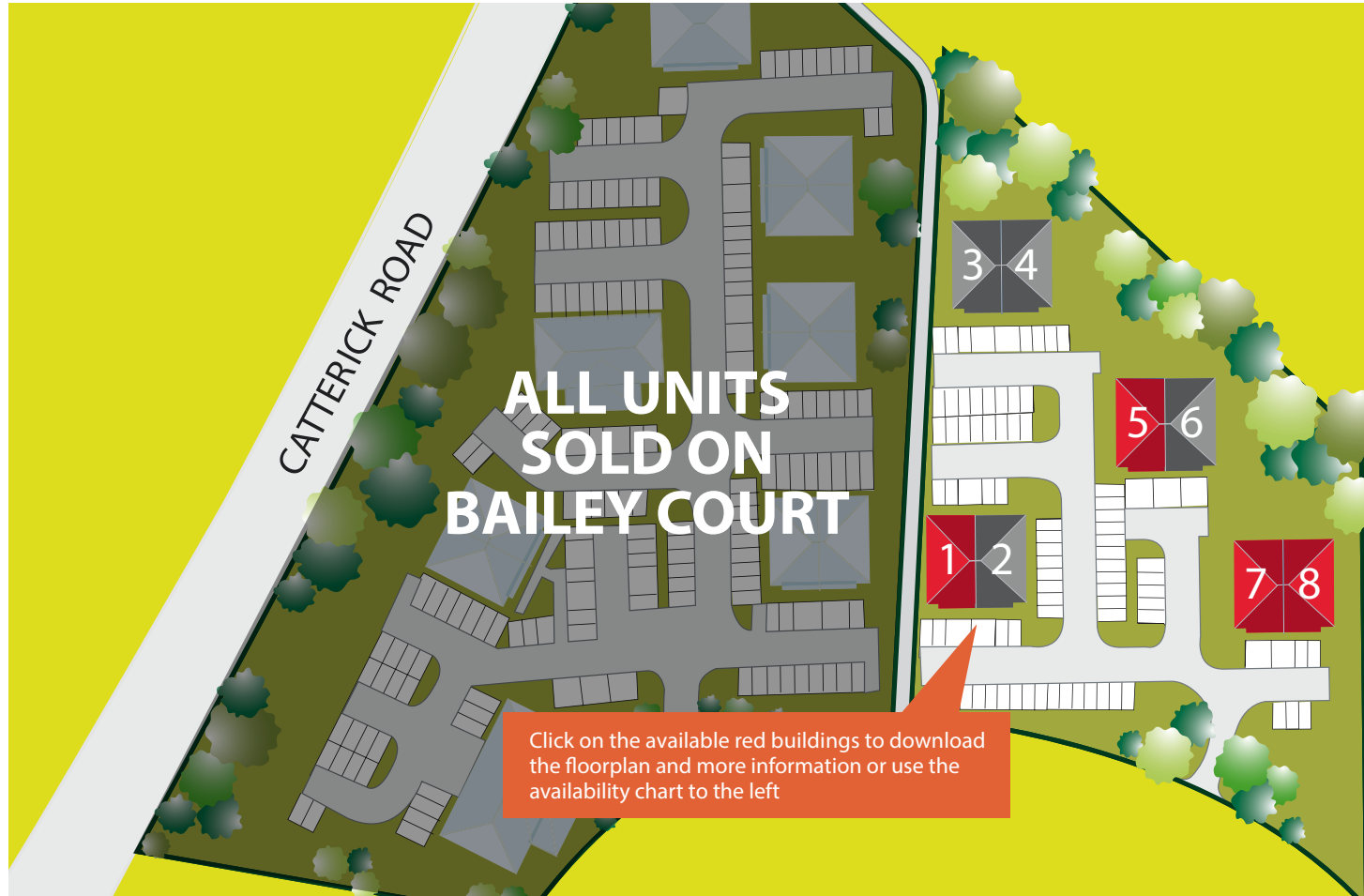
- Open plan
- Suspended ceilings
- Recessed lighting
- Comfort cooling
- Disabled WC & WC facilities
- Energy performance rating – B
- High quality finishes throughout reception & toilet areas
- Kitchenette
- Intruder alarm



**BATTALION COURT, COLBURN BUSINESS PARK, CATTERICK**

Building Type	Approx Sq Ft	Car Park Spaces	Rent Per Annum	Purchase Price	Status
Unit 1 (G2K)	2,250	9	£18,000	£175,000	Available
Unit 2 (G2K)	2,250	9	-	-	Sold
Unit 3/4	4,500	18	-	-	Let
Unit 5 Suite 1	200	1	-	-	Let
Suite 2	405	2	-	-	Available
Suite 3	525	2	-	-	Let
Suite 4	1,035	4	-	-	Let
Unit 6 (G2K)	2,250	9	-	-	Let
Unit 7 (G2K)	2,250	9	£18,000	£175,000	Available
Unit 8 (G2K)	2,250	9	£18,000	£175,000	Available

Leases will be on an FRI basis and will be subject to an estates charge.

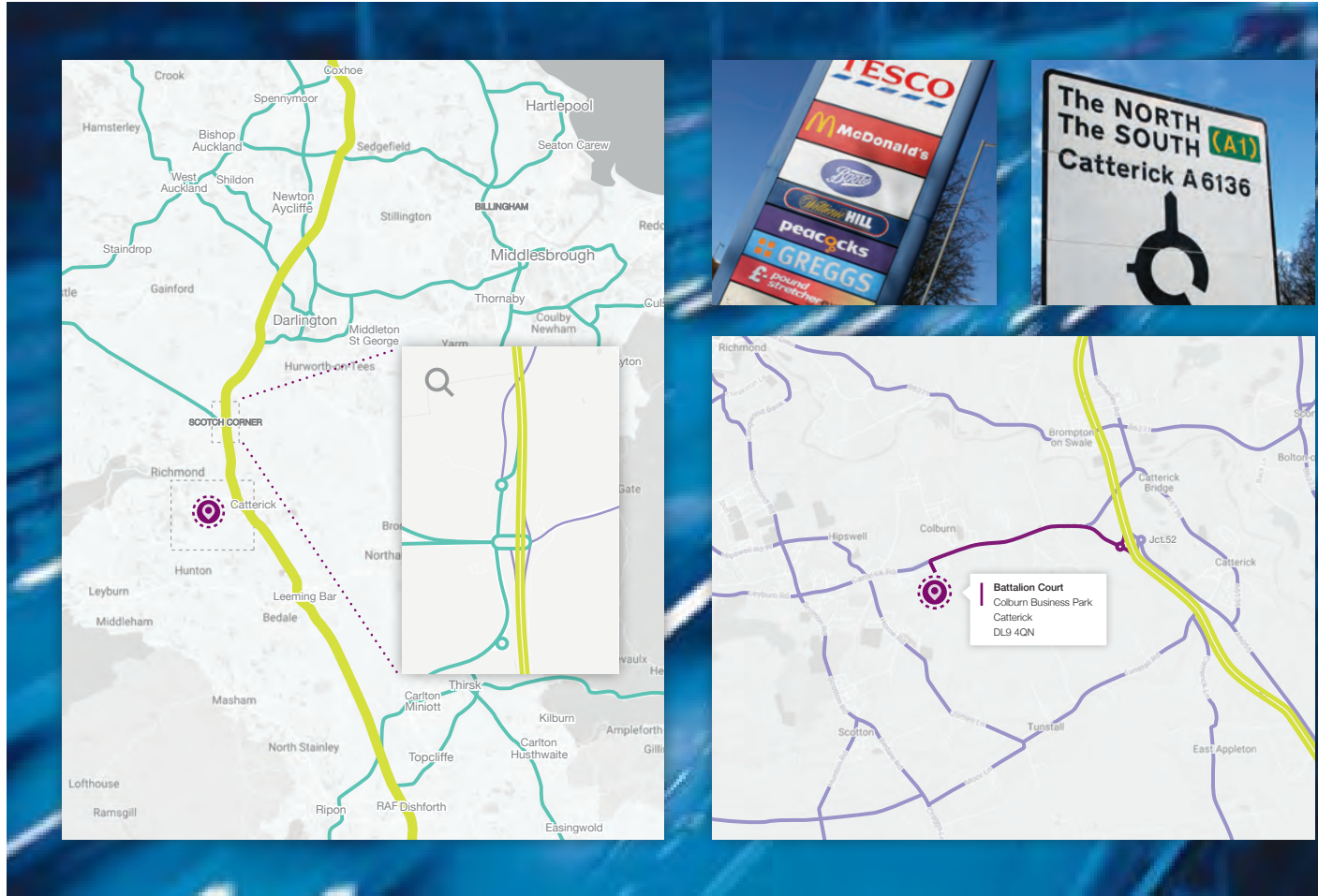


### Amenities

Colburn Business Park is conveniently situated for local amenities. The Georgian market town of Richmond is approximately 3.7 miles distant. There are a selection of local shops in Colburn together with additional facilities in nearby Catterick Garrison including Tesco supermarket, Boots, Greggs and McDonalds Drive Thru. The redevelopment of the town centre will provide further retail and leisure facilities.

### Travel Distances

	From	Mileage
	Catterick Village	3
	A1 (M)	1.5
	Richmond	3.7
	Northallerton Train Station	12
	Darlington Train Station	15
	Leeds	54
	Newcastle	49





## Terms

The buildings are available to lease on an FRI basis. Buildings over 2,250 sq ft are also available to purchase on a freehold basis.

## Rates

Occupiers will be responsible for the payment of business rates.

## Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction

## Service Charge

A service charge will be implemented to recover the costs incurred in respect of the maintenance of the business park.

## VAT

Any figures quoted are exclusive of VAT.

## Further Information and Viewing

Strictly by appointment with Gladman Developments or the joint marketing agents.



[www.gladman.co.uk/offices-catterick/](http://www.gladman.co.uk/offices-catterick/)

## Get in Touch



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