

**TO LET - £12,000 per annum, exclusive**

**UNIT 3 PENN COURT, STANDARD WAY  
INDUSTRIAL ESTATE, NORTHALLERTON DL6 2XE**

**Modern Workshop/ Warehouse/ Showroom Premises – 2,322sq.ft.**

**CARVER**  
COMMERCIAL  
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## LOCATION

The unit is situated within Standard Way Business Park approximately 0.5 miles north of Northallerton High Street amongst a diverse range of commercial occupiers including Howdens Joinery, JT Atkinson, Barkers Northallerton and Sherwoods Vauxhauil among a range of other businesses. The location benefits from excellent road links being adjacent to A167 providing swift access to A19 and A1(M) linking with Teesside/Tyne & Wear to the north and Yorkshire to the south. Northallerton lies approximately 15 miles south of Darlington, 22 miles south-west of Tees Valley, 30 miles north of York and 52 miles north of Leeds.

## DESCRIPTION

End terraced commercial premises of steel portal frame construction under a dual pitched roof with corrugated metal sheet cladding to elevations. The property affords an open plan footplate incorporating block offices served with a three phase power supply and roller shutter access door. There is forecourt parking at the front together with a small yard space at the side.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms for term of years to be agreed.

## ACCOMMODATION

The accommodation in its entirety briefly comprises:-

Gross internal area	215.76sq.m.	(2,322sq.ft.)
Max eaves height	5.52m	
Max ridge height	7.1m	
Max door height	4.52 m	

## COSTS

The incoming tenant is responsible for the Landlord's reasonable legal fee (plus VAT) incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at TBC

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C65



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