

FOR SALE – Offers in the Region of £475,000

3-7 Foss Way, Walkerville Industrial Estate

Colburn, Catterick Garrison, North Yorkshire, DL9 4SA

Freehold Industrial Facility: GIA Approx. 12,696sq.ft.

CARVER

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SITUATION/LOCATION

The property is situated within Walkerville Industrial Estate amongst a diverse range of occupiers including Screwfix and Howdens among others. Colburn is a popular business location incorporating a dense variety of commercial occupiers lying approx. 6 miles from Scotch Corner. The location benefits from convenient transport links across the region with swift links to the A1M at Junction 52. Colburn lies approximately 15 miles south of Darlington, 30 miles south west of Middlesbrough and 43 miles north of York.

PREMISES

Detached industrial facility incorporating concrete yard and forecourt parking.

The property comprises of three interconnecting warehouse units being of steel frame construction with part block/ brick and corrugated profile cladding to elevations.

Internally the accommodation is open plan incorporating block offices and staff facilities together with a three phase electrical supply. There are five roller shutter access doors.

Externally there is a concrete surface yard together with forecourt parking at the front.

TENURE

Freehold

AGENTS NOTE

The tenant has served notice to terminate the existing lease on 25th June 2020. The property is available with vacant possession thereafter.

ACCOMMODATION

Warehouse	1,071.37sq.m.	11,528sq.ft. (Approx.)
Offices	100.5sq.m	1,081sq.ft.
Vestibule	4.34sq.m.	47sq.ft.

Gross Internal Area Approx.	
1,176.21sq.m.	12,696sq.ft

Min Eaves	4.2m
Max Eaves	6.12m

Min Ridge	5.55m
Max Ridge	7.55m

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £38,000. Interested parties should qualify the incidence of rates with the Local Authority.

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

D - 80



18 St Cuthberts Way
Darlington,
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