

TO LET - £15,000 per annum plus VAT

**Binks Close, (R/O Northallerton Service Centre), Standard
Way Business Park, Northallerton, N. Yorkshire, DL6 2YB**

Light Industrial Unit – 1,827q.ft.

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SITUATION/LOCATION

The property lies to the rear of Northallerton Service Centre accessed via Standard Way/ Binks Close and forming part of Standard Way Business Park a popular and diverse trading estate approximately 0.5 miles from Northallerton High Street. Standard Way Business Park incorporates a number of significant businesses including BT, JT Atkinson, Howdens and Barkers Distribution amongst a variety of other established independent businesses. Standard Way Business Park is principally accessed via the A167 affording access to the A19, A1(M) and A66 within a short driving distance. Northallerton is an affluent market town situated approximately 10 miles north of Thirsk, 16 miles south of Darlington and 22 miles south west of Middlesbrough.

DESCRIPTION

Detached light industrial premises.

The property is of steel portal frame construction held under a hip pitched corrugated sheet clad roof incorporating translucent roof lights.

Internally the property comprises an open plan warehouse/ workshop served with two roller shutter access doors, offices, wc and mezzanine storage level. There is a three-phase power supply and the property is heated by way of a gas blow system.

Externally there is forecourt parking for approximately 5 vehicles at the front.

TENURE

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

ACCOMMODATION

Warehouse	148.1sq.m.	1,594sq.ft.
Mezzanine	21.65sq.m.	233sq.ft.
Gross Internal Area	169.75sq.m.	1,827sq.ft.

Eaves	4.25m
Ridge	6.48m

SERVICE CHARGE

TBC

COSTS

Each party shall be responsible for their own legal, surveying and professional costs 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

Current:	£9,000
From 1 st April 2026:	£10,000

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is applicable to the rent and service charge.

EPC

D-87



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