

Standard Way Industrial Estate

Gaskell Close Northallerton DL6 2YE

Warehouse | 2,556 ft²



Good access to the A1(M) and A19



On-site parking



1.5 miles from train station



1 mile from Town Centre

Available to Let





Description

Standard Way Industrial Estate offers modern industrial units on a landscaped site. Inside, there is an office area, gas heating and suspended strip lighting. Outside, there is a dedicated car park and loading area. The units are of steel portal frame construction with facing brickwork elevations and composite panels. The profile-clad roof incorporates roof lighting.

Further information

EPC D. **Rent** Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Location

Gaskell Close is located off Standard Way which is home to occupiers including Howdens Joinery, Plumb Centre, Build Centre and 3M. At the eastern end of the estate is B&Q, Storey Carpets and Topps Tiles. A few hundred meters to the south east of the entrance to the estate is Homebase, Halfords, Sainsbury's, Pets at Home and Majestic Wine together with a number of car dealerships.

Terms Available on new full repairing and insuring leases.

Legal costs All parties will be responsible for their own legal costs incurred in the transaction.

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 4A	Warehouse	2,556	Immediately	1,480
Total		2,556		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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