GV &Co ™
PROPERTY CONSULTANTS

FOR SALE/TO LET

1 Hambleton View
Conygarth Way
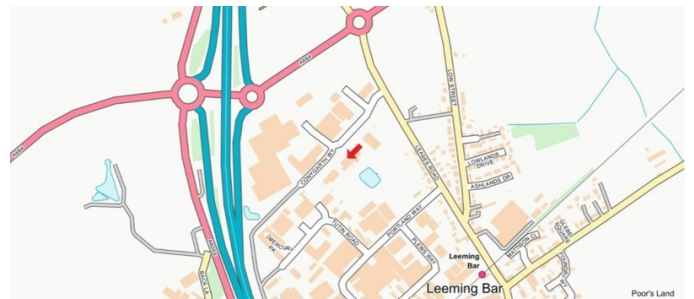Leeming Bar
North Yorkshire
DL7 9EE

Highly Prominent Newly Constructed Warehouse / Trade Counter Units

3,300 - 6,600 Sq Ft (306.57 - 613.14 Sq M) on a 1.25 acre site

- Strategically situated adjacent to Junction 51 of the A1(M) Motorway and Exelby Services
- Highly prominent from Leases Road
- Large secure yard & loading area with expansion land
- Eaves height of 7.83 metres
- Loading via 2 electric ground level doors
- High quality ancillary offices

Location

The property is strategically situated on a prominent corner plot adjacent to Junction 51 of the A1(M) Motorway

The property itself is accessed off Conygarth Way, which in turn leads directly to Junction 51 of the A1(M) Motorway via Leases Road and the A684.

Notable occupiers in the immediate vicinity include R&R Ice Cream, Cawingredients, ABP and Heiniger.

Description

The property comprises a newly constructed warehouse / trade counter unit with the benefit of the following specification;

- Eaves height of 7.83 metres
- Loading via 2 electrically operated ground level doors
- High quality ancillary office/welfare facilities
- Fully secure site
- Additional surfaced land available

Accommodation

Accommodation	Sq. m	Sq. ft
Unit 1	306.60	3,300
Unit 2	306.60	3,300
Total	**613.20**	**6,600**

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively, consideration may be given to a freehold sale.

Rent / price on application.

Viewings

For further information or to arrange a viewing please contact;

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