

EXTENSIVE SECURE STORAGE LAND WITH BUILDINGS

TO LET



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HILTON GARTH, LONDONDERRY, NORTHALLERTON

DL7 9NB

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Eddisons

Hilton Garth, Londonderry

Northallerton, DL7 9NB



Tenure

To Let



Property Type

Land



Rental

POA



Size

Approx. 1.49 Hectares (3.67 acres)



Location

Northallerton, DL7 9NB



Property ID

731.4652a (1233813)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The premises comprise of a predominantly level surfaced compound/yard within a secure site having a total area of approximately 3.67 acres or thereabouts. In addition there are 2 warehouses on site that provide further storage options and can be accommodated for other uses. The warehouses are metal sheet clad under a pitched roof benefiting from concrete flooring throughout and drive in roller shutter access.

The site benefits from dedicated entrance, power and drainage and can be adapted to a tenants need/use.

Energy Performance Certificate

EPC's will be commissioned if required.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

To be reassessed upon occupation.

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

VAT

Rental are exclusive of VAT if chargeable.

Rental

Rental on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The site is well located just off Hilton Garth, providing a strategic position and excellent access to the surrounding North Yorkshire area.

Positioned adjoining the perimeter of RAF Leeming, this exceptional location offers superb accessibility and strong transport links. Just moments from the A1(M) via Junction 51 at Leeming Bar, the site provides seamless connections to the wider North Yorkshire region and beyond.

The market towns of Bedale (approx. 3 miles) and Northallerton (approx. 7 miles) are both within easy reach, offering a full range of local amenities, shops, and services.







