TO LET

TRADE COUNTER / WAREHOUSE PREMISES WITH GENEROUS YARD





17 Racecourse Road

Gallowfields Trading Estate Richmond, North Yorkshire DL10 4SU

- 4,182 sq ft (388.52 sq m)
- Additional mezz of 1,623 sq ft (150.78 sq m)
- Large Secured yard





17 Racecourse Road, Gallowfields Trading Estate, Richmond, North Yorkshire, DL10

4SU



LOCATION

The property is located on the established Gallowfields Trading Estate, situated to the North West of Richmond town centre. It is situated in close proximity to the A1(M).

Occupiers on the estate include JT Atkinson, Royal Mail and Nissan.

DESCRIPTION

The property comprises a detached single storey trade counter / warehouse unit with a large secured yard and parking. Internally the warehouse has 5.5m eaves. Offices and welfare are at ground and first floor and an additional mezzanine with loading forklift loading access is also provided.

TERMS

The premises are available by way of a new lease at an initial rental of £28,500 per annum exclusive for a term of years to be agreed.



ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Warehouse & Offices	347.00	3,735
FF Offices / welfare	41.52	447
TOTAL (Mezzannine)	388.52 (150.74)	4,182 (1,623)

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

We are verbally informed that the current Rateable Value is £27,250.

CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com

Holder & Co Limited for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to the correctness (iii) None of the building services or service installations have been tested and are not warranted to be in working order (iv) No employee of Holder & Co Limited has any authority to make or give any representation or warranty whatever in relation to the property (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT (vi) Where applicable an Energy Performance Certificate is available upon request. February 2024