

GEORGE F. WHITE



FLEXIBLE OFFICES AND STORAGE SPACE TO LET

MUDFISH HOUSE • LEEMING • NORTHALLERTON • NORTH YORKSHIRE • DL7 9LY

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NORTHALLERTON ▪ DL7 9LY

Northallerton 8 Miles ▪ A1(M) 2.5 Miles ▪ A19 13.2 Miles

High specification offices

Up to 435 ft² office space available

Up to 800 ft² storage space available

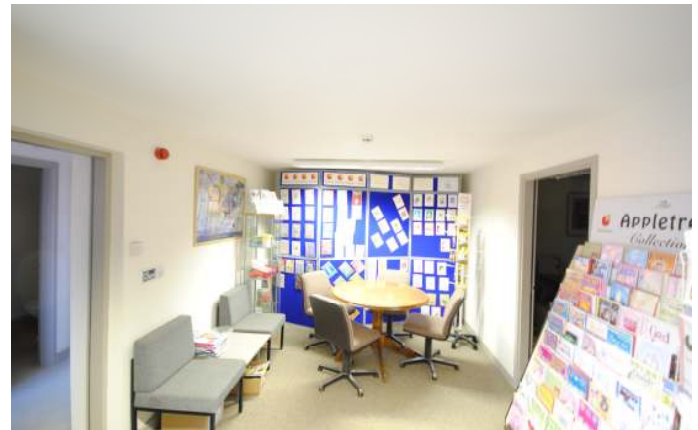
Good access links to the A1(M) & A19 (via A684)

Easy delivery/access area and onsite parking

Flexible Terms—Full details available on application

Bedale 01677 425301

bedale@georgefwhite.co.uk





The Area

Mudfish House is located between Leeming village and Londonderry on Roman Road. The property adjoins Clapham Lodge, a farm steading that has been converted into commercial units.

Schedule of Floor Areas

Office 1:	146.17ft ²	(13.58m ²)
Office 2:	80.19ft ²	(7.45m ²)
Office 3:	80.19ft ²	(7.45m ²)
Meeting Room / Office 4:	128.41ft ²	(11.93m ²)
Warehouse:	614.83ft ²	(57.12m ²)
Assembly Area:	186.75ft ²	(17.35m ²)

With further communal reception, kitchen and WC facilities

Services

The property has the benefit of oil fired central heating, mains water, mains electricity, WiFi and mains drainage.

Terms

The property is available to let on flexible terms.

Energy Performance Certificate

The property is currently rated 'E'.

Notice

None of the services, or other equipment included in the property, have been tested. Prospective lessees must make their own enquiries. All measurements contained herein have been recorded by means of a sonic tape and are for guidance purposes only.



Planning

We understand through verbal enquiries that the property is currently B1(Business Use), B2 (General Industrial Use) of the Town and County Planning Use Classes Order 1987, as amended as defined below for ease of reference. Interested parties should make their own enquires both to the foregoing and satisfy themselves that the property is suitable for their own use/occupation via the local planning authority.

Class B1. Business

Use for all or any of the following purposes;

- (a) as an office other than a use within class A2 (financial and professional services),
- (b) for research and development of products or processes, or
- (c) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibrant, smell, fumes, smoke, soot, ash, dust or grit.

Class B2. General Industrial

Use for the carrying on of an industrial process other than one falling within class B1 above.

Rating

The current rateable value will depend on the area taken and is likely to benefit from the current Small Business Rate Relief subject to conditions.

Legal Costs

Each party is to bear their own costs in the preparation of leasehold documentation in relation to the property under the Cost of Leases Act 1958.

Viewing

By appointment with the letting agents (01677 425301).

Directions

From the A1, follow the signs for Northallerton. Drive into Leeming Bar and turn left opposite Simply Dutch onto Leeming Lane. Follow the road over Bedale Beck continuing through Leeming Village. Mudfish House is set back from the road on the left hand side marked by a George F White 'To Let' board.

District Council

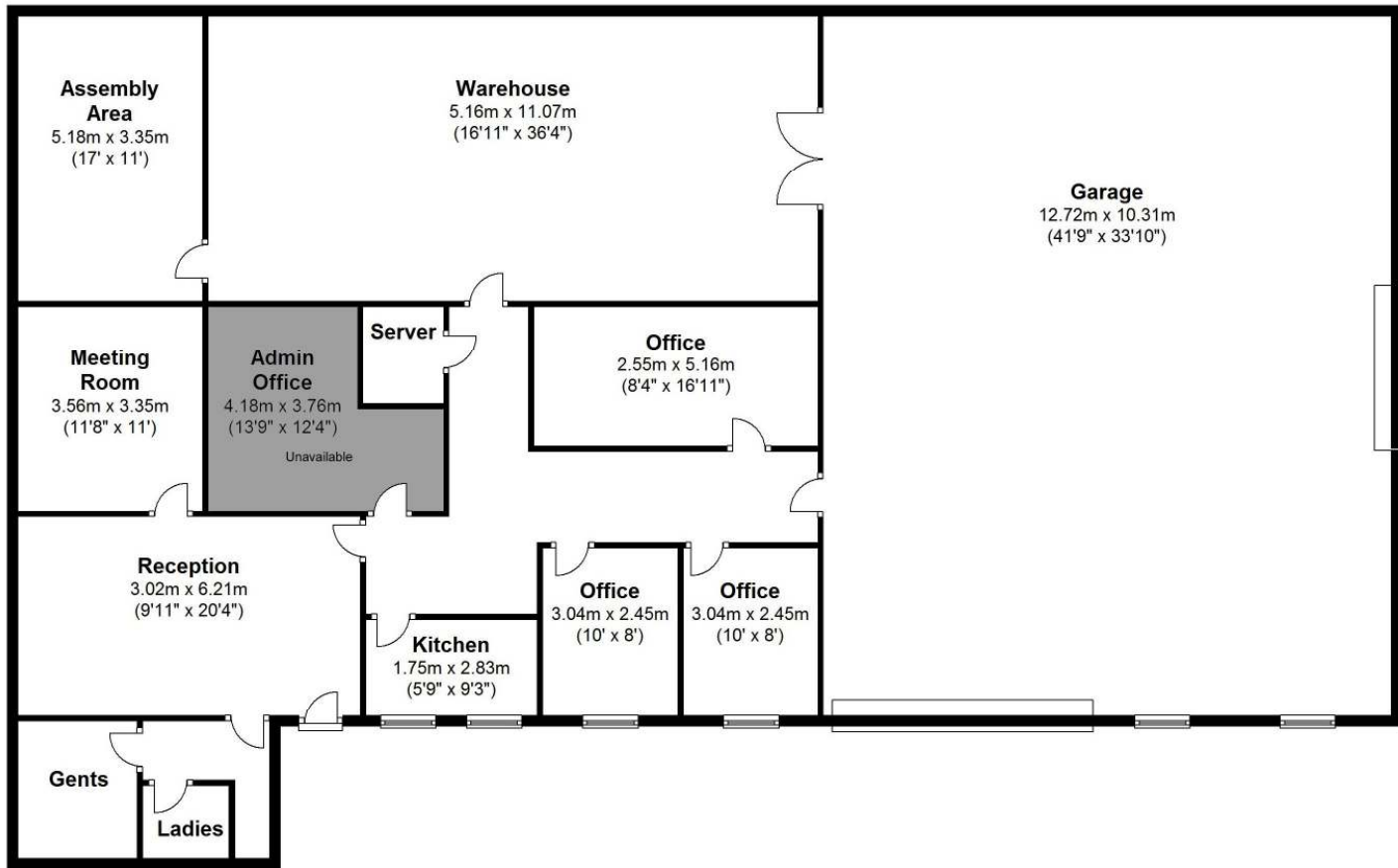
Hambleton District Council, Civic Centre, Stonecross, Northallerton, North Yorkshire, DL6 2UU
Telephone: 0845 121 1555
Email: info@hambleton.gov.uk

Contact

Matthew Brown, George F White, 9 South End, Bedale, North Yorkshire, DL8 2BJ
Tel: 01677 425301
Email: matthewbrown@georgefwhite.co.uk

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/ boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





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www.georgefwhite.co.uk



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Alnwick	t 01665 603581
Newcastle	t 0191 6053480
Wolsingham	t 01388 529579
Barnard Castle	t 01833 690390
Bedale	t 01677 425301
Shiptonthorpe	t 01430 876010

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