

GEORGE F. WHITE



UNIT 1 FIELD HOUSE

HAM HALL LANE ■ SCRUTON ■ NORTHALLERTON ■ DL7 ORJ

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HAM HALL LANE ■ SCRUTON ■ NORTHALLERTON ■ DL7 0RJ
Northallerton 5.4 miles ■ Darlington 20.4 miles ■ York 37.5 miles

- 2,859.32 sq ft (265.64 sq m) unit
- 4m roller shutter door
- Built in office and kitchen area
- Secure yard area with alarm and CCTV
- Parking area

Available from August 2020.

Rent: £10,000 Per Annum

Bedale 01677 425301
bedale@georgefwhite.co.uk



The Area

Unit 1, Field House is located on the edge of Scruton on the A684 in between the A1(M) and Northallerton. The A1(M) is approximately 1.7 miles from the property.

The Property

The unit is made up of a warehouse which extends to 2,859.32 sq ft (265.64 sq m) benefitting from office space, kitchen area, storage and workshop areas, proving to be a useful unit for various different uses.

Externally

The unit benefits from a useful parking area outside of the unit shown by the green line on the plan to the right.

Lease Terms

To let for a minimum of 3 years. The Landlord will be responsible for all external repairs. The Tenant will be responsible for all other internal and maintenance repairs.

Services

It is understood that the property has the benefit of electricity and drainage through a soakaway. The Tenant would be liable for these and will be invoiced by the Landlord.

Energy Performance Certificate

The property is currently rated an 'E'.

Legal Costs

Each party is to bear their own costs in the preparation of leasehold documentation in relation to the property.

Viewing

Viewing is strictly by appointment only. To arrange a viewing or for further information please call Caroline Horn on tel: 01677 425301 or email carolinehorn@georgefwhite.co.uk

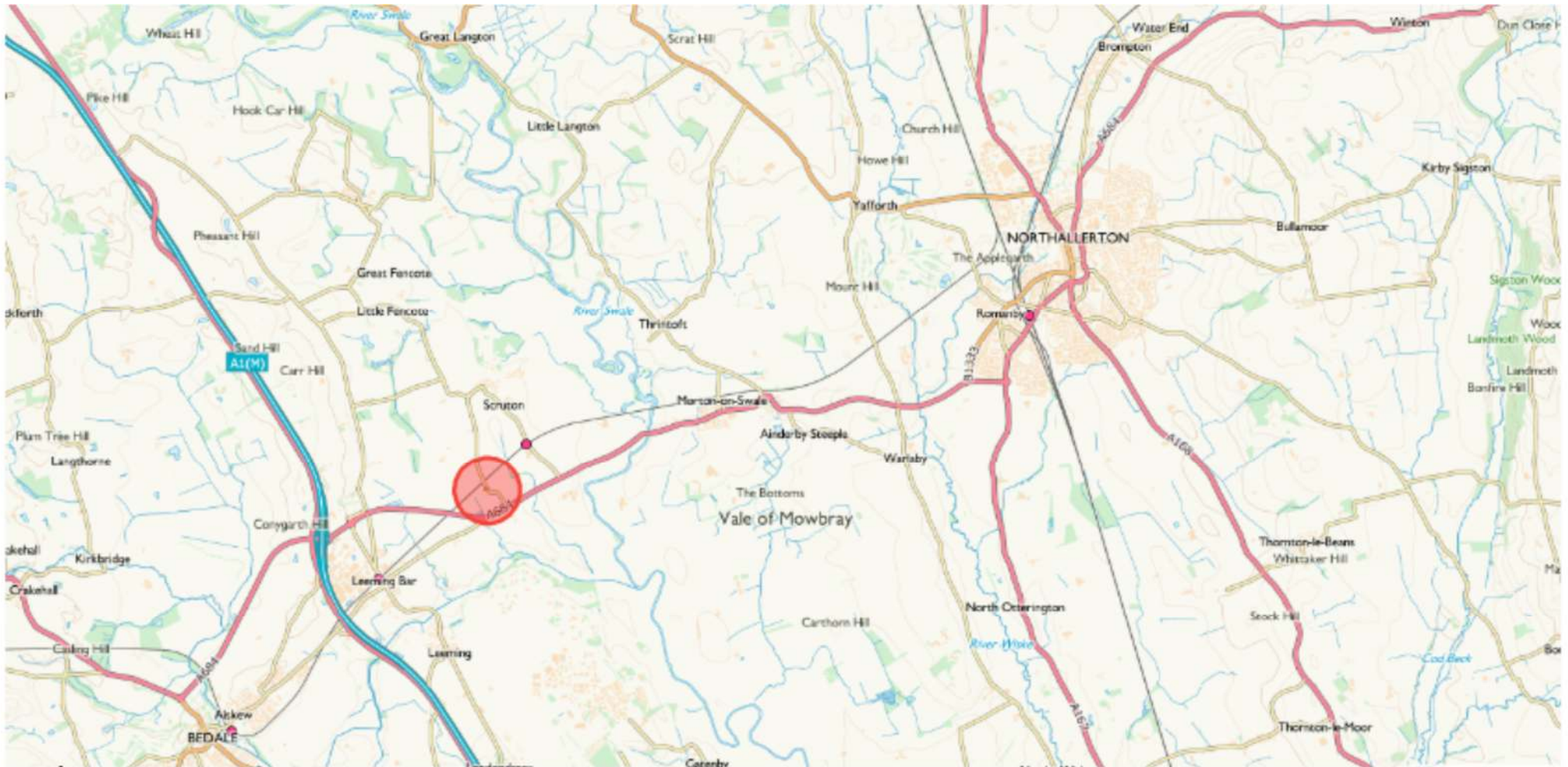
Directions

From the A1 (M) Junction 51 follow signs for Northallerton on the A684. Head towards Northallerton until a George F White To Let sign board marks the access road. Turn left on the access road, follow the road until a gated yard on your left.

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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