

STEPHENTONKIN

COMMERCIAL PROPERTY CONSULTANT

TO LET

**UNIT 1-2 NYT DISTRIBUTION CENTRE, BRIDGE ROAD
BROMPTON-ON-SWALE, NORTH YORKSHIRE DL10 7SL**

Warehouse/Industrial Premises with open storage

**10,000 - 55,000 sq ft
(930 - 5,000 sq m)**



- Adjoins A1, 3 miles south of Scotch Corner (A66 – Penrith)
- Secure site, shared with North Yorkshire Timber
- Goods loading at either end of each bay
- Open storage yards for vehicles / goods
- Offers good value space on flexible lease terms

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LOCATION

The property adjoins the A1, with access from Bridge Road via Gatherley Road (A6136) and A1 turnoff (SP - Catterick Garrison). Darlington is approx. 10 miles north, and Wetherby approx. 30 miles south.

DESCRIPTION

THE NYT Distribution Centre is a warehousing complex operated by North Yorkshire Timber, for storage and treatment of timber products. Units 1 & 2 have, until recently, been used for steel fabrication purposes.

The units each comprise a long warehouse / workshop with wide goods loading doors at either end, and with an internal eaves height of 6 metres above a concreted floor. The roof is constructed of steel membrane and thick insulation construction, supported by a low-pitched single-span steel portal frame. Sodium light units are fitted and a large electricity supply is connected (approx 900kVA).

The units are easily accessible to HGV's and 2 areas of external hardstanding are available.

BUSINESS RATES

Units 1 & 2 are assessed as follows:-

Rateable Value (2010 List): £81,000

Rates payable for 12 months from April 2010: £33,534

Description: "Warehouse & premises"

Rating Authority: Richmondshire District Council

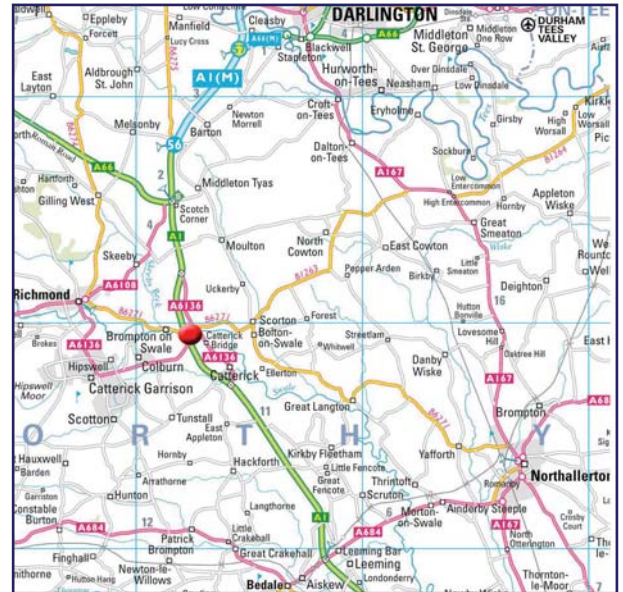
TERMS OF LEASE

The property is offered either as a whole or in part, under a new lease, for a term to be agreed.

Rent required: Entire property at £82,500 per annum, exclusive of Business Rates and Service Charge. VAT applicable.

SUBJECT TO CONTRACT.

Details prepared April 2010.



Site plan for identification purposes only.

For further information or to arrange an appointment to view please contact the joint letting agents:-

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