



GSC GRAYS

PROPERTY • ESTATES • LAND



## New Units - Western House Business Park

Melsonby, Richmond, North Yorkshire, DL10 5NF

- Light Industrial Units To Let
- Modern Business Park
- Available 2024
- Various Sizes
- Flexible Commercial Uses
- 6.5 Metre Eaves Height

Prices from £6.50 per sqft

# New Units - Western House Business Park

Melsonby, Richmond, North Yorkshire DL10 5NF

## Location

Western House Business park is located just off Junction 56 of the A1(M), in close proximity to the A66 interchange at Scotch Corner. It is on the fringe of the popular village of Melsonby, giving good access to the market towns of Richmond and Barnard Castle. Melsonby provides good access to the commercial centres of North Yorkshire and the North East, via the A1(M), whilst the A66 also links to the M6 to the west at Penrith. East Coast Mainline Rail Services are available at Darlington and Northallerton Stations, whilst national and international flights are available from Durham Tees Valley Airport and Newcastle International Airport.

## Description

Three units at Western House Business Park have recently been granted planning consent and will be available for occupation in 2024.

The units will provide flexible light industrial space, with good sized yard areas and parking externally.

- Unit 11 – 7,500 sqft - LET
- Unit 12 – 5,000 sqft - Under Offer
- Unit 13a – 5,000 sqft - Available
- Unit 13b - 5,000 sqft - LET

The landlord is open to negotiations on fit-out and finish, with further details on request.

The planning consent is for the following use classes:

- E(g)(ii) – research & development of products or processes
- E(g)(iii) – (Industrial processes)
- B2 – (General industrial)
- B8 – (Storage and distribution)

The occupiers of the existing units are light industrial users (Units 8-10), with high-end office / light industrial accommodation to the other buildings (Units 1-7).

## Service Charge

Each of the units will be subject to a service charge, the level of which is to be confirmed once constructed.

## Lease

The units are being offered by way of a full repairing and insuring lease with terms to be negotiated on an individual applicant basis.

## Legal Costs

Each party to be responsible for their own legal costs.

## Services

The units will benefit from mains connection to electric (3 Phase) and water. In addition, super-fast broadband is available on site as is connection to the ground source heat pump which currently supplies many of the existing buildings

## Local Authority

Richmondshire District Council.

## Use Class

The planning consent is for the following use classes:

- E(g)(ii) – Research & development of products or processes
- E(g)(iii) – (Industrial processes)
- B2 – (General industrial)
- B8 – (Storage and distribution)

## Business Rates

TBC – to be assessed once built out.

## Commercial EPC

TBC – to be completed once built out.

## Particulars

Particulars prepared November 2022. Updated January 2024.

## Viewings

By arrangement with the agents GSC Grays. Tel: 01748 897630

## Disclaimer Notice

GSC Grays gives notice that:

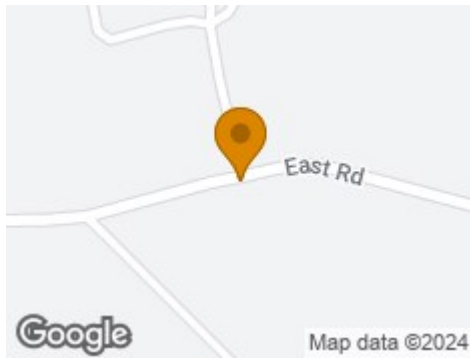
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.







## Road Map



## Hybrid Map



## Terrain Map

