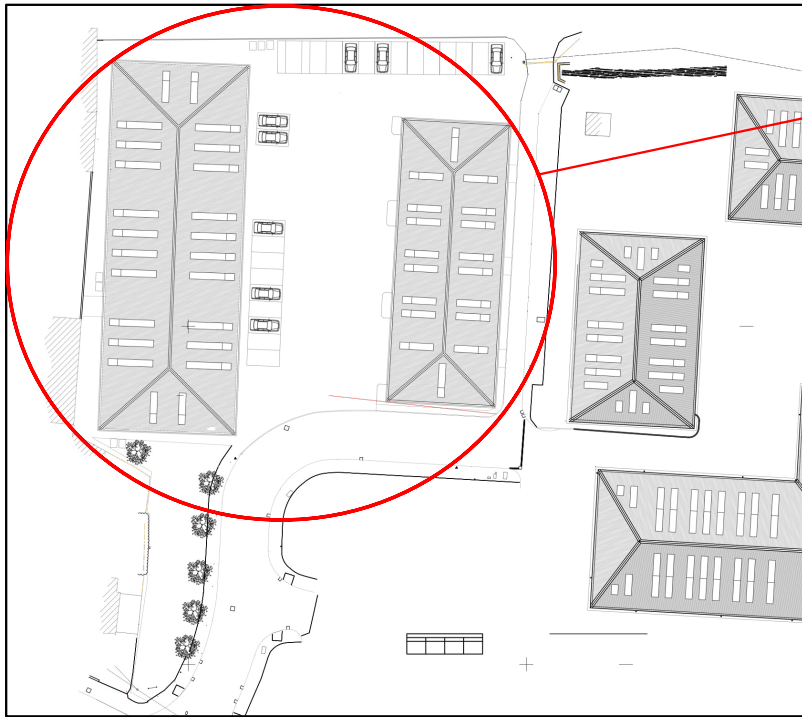
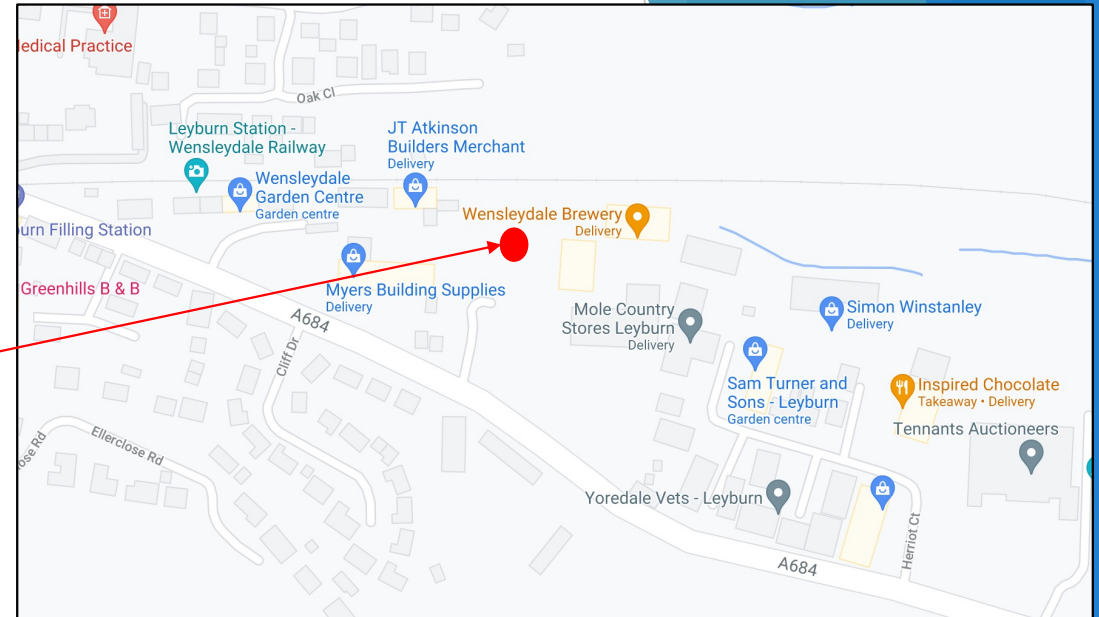


MODERN INDUSTRIAL UNITS – TO LET (1,000 Sq.Ft – 3,600 Sq.Ft)



Phase 2, Badger Court, Harmby Road
Business Park, Harmby Road, Leyburn,
DL8 5BF



- Modern industrial units
- Car parking available
- Located in already established industrial estate
- Ranging size of units available depending on tenant need
- Roller shutter
- Situated off the A684 road into Leyburn

Malcolm Stuart Property Consultants LLP
Chartered Surveyors
The Estate Office, Wilton House,
Station Road, Tadcaster, LS24 9SG
Tel: 01937 530853
Email: info@malcolm-stuart.co.uk

Description

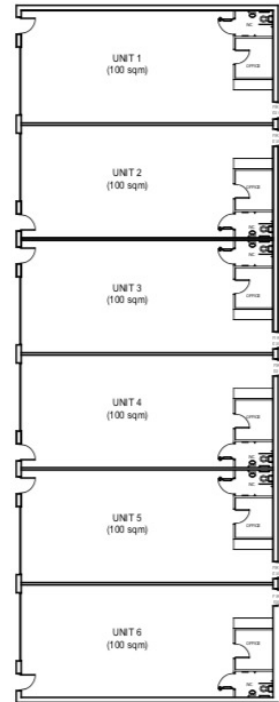
Phase 2 of Badger court is a modern development that will offer a size of warehouse/workshop units. The proposed plans are for six units at 1,076 sq ft and three larger units at 3,660 sq ft each. However the units have the flexibility to divide into a range of areas depending on occupier requirement.

The proposed units are located in Badger Court, Harmby Road Business Park in Leyburn situated 14 miles east of the A1(M). The town lies on a crossroads of the A684 road between Northallerton and Kendal, and the A6108 between Scotch Corner and Ripon.

Rent

Available on application

E-mail: james@malcolm-stuart.com Tel: 07841470654



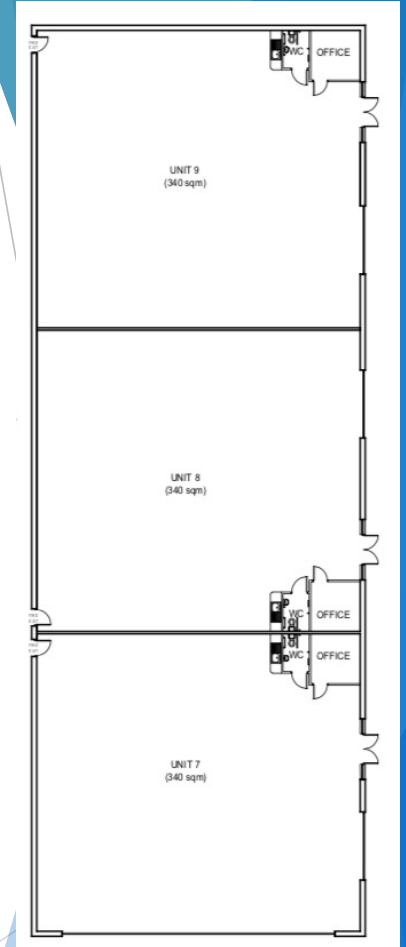
Units 1-6

100 sqm
1,076 sq ft



Units 7-9

340 sqm
3,660 sq ft



GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared April 2021 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.