

# TO LET

# LM ONE.

INDUSTRIAL / WAREHOUSE /  
STORAGE UNITS NEAR THE A1(M)



## UNITS 1 & 2, PARADISE FARM, DALTON, THIRSK, YO7 3BW

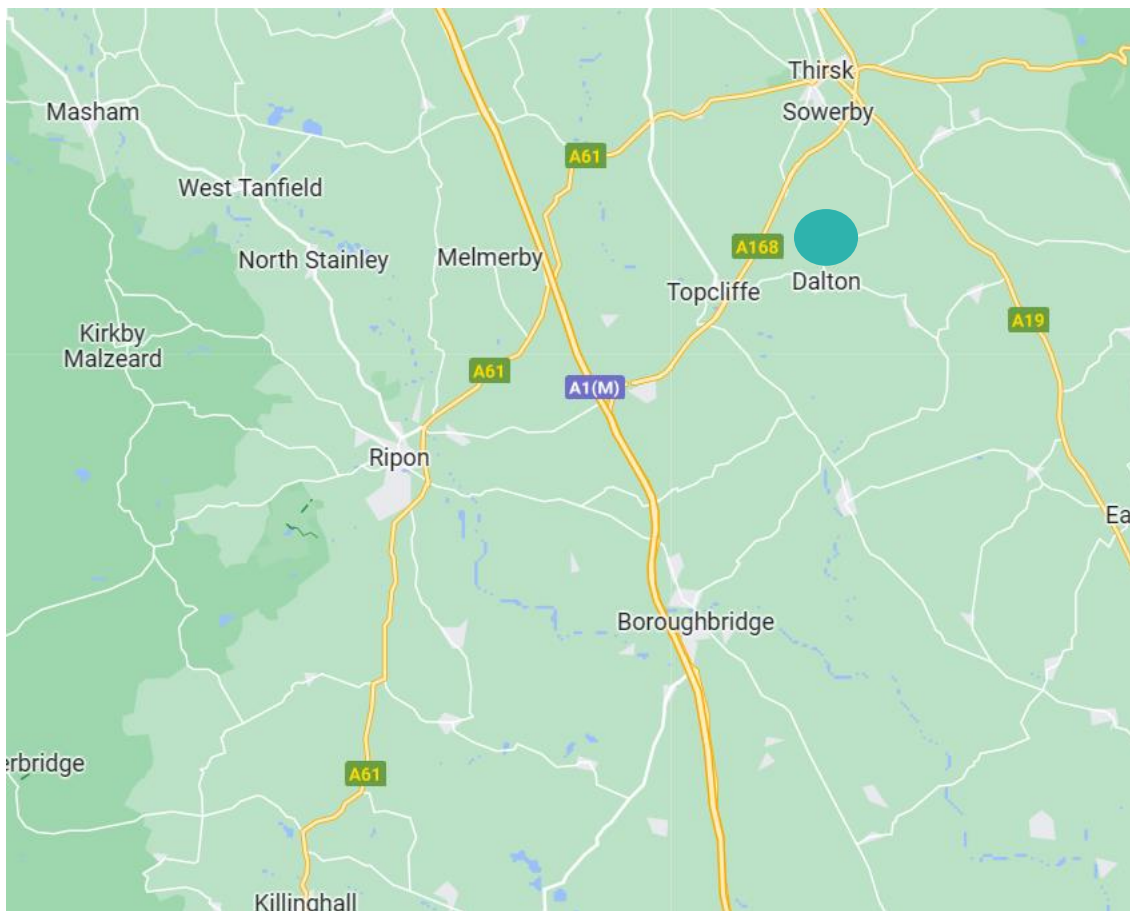
Rent – Starting from £19,500 per annum

Size – 4,350 – 14,100 sq ft

- Ideal for storage or light industrial use
- Secure location with concrete yard
- Full height roller shutter door

# LEASING CONSIDERATIONS

- Available on a Leasehold basis for a number of years to be agreed on Full Repairing and Insuring terms
- 4,350 – 14,100 sq ft of industrial / warehouse / storage space
- Rents starting from £19,500 per annum
- Steel portal frame industrial units with profile sheet cladding and part blockwork elevations
- Excellent location with junction 49 of the A1(M) 4.5 miles away
- 3 metre eaves in the smaller unit and 2.5 metre eaves in the larger
- Large secure concrete yard area in a private location.



## LOCATION

The industrial units on Paradise Farm lie approximately 0.75 miles north of the village of Dalton and 3 miles from the A168 trunk road at Topcliffe.

The A19 at Bagby crossroads is 2.5 miles away and the market town of Thirsk where there are a wide range of shops, schools, the racecourse as well as access to the main east coast railway line is approximately 4 miles west.

# DESCRIPTION

Comprising a steel portal frame unit over low block walls with Yorkshire board cladding and sheet roof over a concrete floor. Divided into two stores with roller shutter door with 2.5 metre eaves rising to a 4.5 metre ridge. The unit has ample external concrete surfaced yard area for parking and loading

The smaller of the 2 units comprises a five bay steel portal frame building with concrete floor, concrete block walls and profile sheet roof sprayed for insulation with access gained via a roller shutter door with an incorporated personnel door.

Both units have halogen lighting throughout and 3 phase electricity supply.

Unit	Size
1	4,350 sq ft
2	9,750 sq ft
<b>Total</b>	<b>14,100 sq ft</b>





## RENT

From £19,500 per annum, subject to VAT where applicable.

## TERMS

The unit will be available on a Full Repairing and Insuring Lease for a term of years to be agreed.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

July 2024

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)

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