

TO LET

LM^{ONE}.

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



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

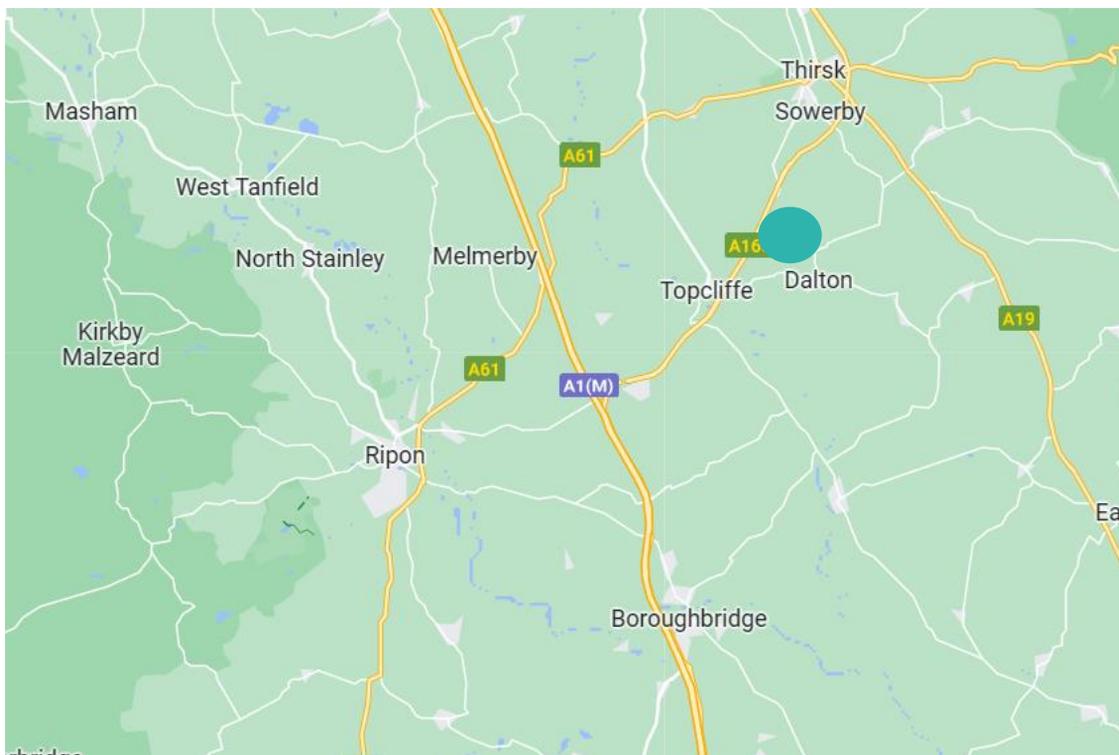
Rent – Starting from £19,500 per annum

Size – 4,350 – 14,100 sq ft

- Refurbished November 2024
- Ideal for storage or light industrial use
- Secure location with concrete yard
- Hard-cored open storage land of 0.5 acres

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
- Hard-cored open storage land of 0.5 acres
- 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.
- Refurbished in November 2024



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 |
| Total | 14,100 sq ft |





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

Tel / 07552 476 571

Email / Steven@LM1.agency

November 2024

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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