



FOR SALE

INDUSTRIAL / WAREHOUSE UNIT

Unit 12 Station Road, Brompton on Swale, Richmond, North Yorkshire
DL10 7SN

- **Approx. 570 sqm (6,350 sq ft)**
- Excellent Links to A1(M)
- Trade Counter Location
- Extensive Car Parking
- Freehold Available

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Connect Property North East

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LOCATION

The property is located on Station Road, Brompton on Swale which lies on the eastern side of the A1 approximately 4 miles to the south of its junction with the A66 at Scotch Corner.

DESCRIPTION

The property is of steel portal frame construction with brick and block work walls and profile metal sheet cladding to the upper walls and roof. Internally, the building has the benefit of two storey offices together with a mezzanine floor.

Externally, the unit is accessed via a roller shutter loading door with a large car park to the front.

ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Ground Floor Offices / Warehouse	442 m ²	(4,757 sq ft)
First Floor Offices / Mezzanine	148 m ²	(1,593 sq ft)
Total	570 m²	(6,350 sq ft)

TERMS

The property is available at an asking price of £350,000 exclusive.

BUSINESS RATES

The building is currently rated under an existing assessment with Gressingham Foods. The building will need re-assessing for business rates upon occupation. We recommend that interested parties contact the local Rating Authority directly.

VAT

All prices quoted are deemed to be exclusive of VAT.

EPC

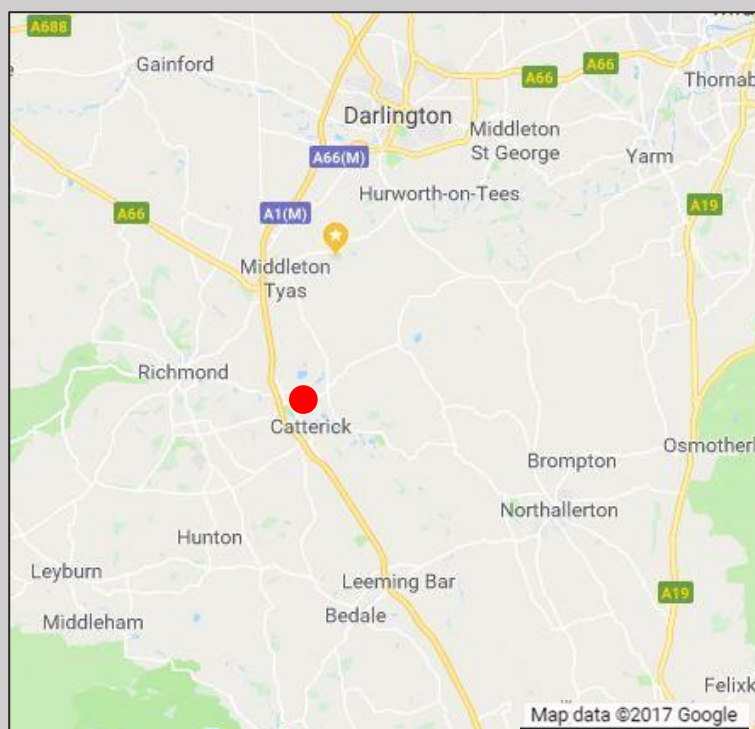
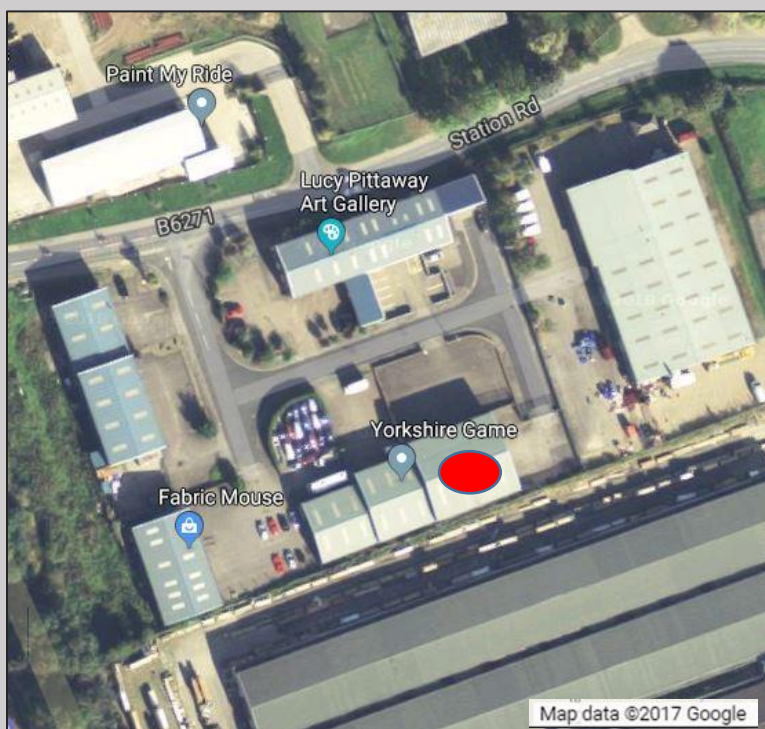
The Energy Performance Asset Rating is Band C (51). A full copy of the EPC is available for inspection if required

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

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