

# WHITLEY COURT

@ Jct 51, A1(M), Tutin Road, Leeming Bar, Northallerton, DL7 9UJ



Coming soon

Newly Constructed  
Warehouse/Trade  
Counter Units

To Let

- Strategically situated adjacent to Junction 51 of the A1(M) Motorway and Exelby Services
- Eaves height of 6 metres
- Additional surfaced compound potentially available
- Secure site with gated access
- High quality ancillary offices
- EV Charging & Rainwater Capture System

3,294 - 25,983 Sq Ft

(306 - 2,412 Sq M)



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what3words

To Let

## Location

The property is strategically situated on a prominent plot within the Leeming Bar Business Park, adjacent to Junction 51 of the A1(M) Motorway. The Development itself is accessed via Portland Way & Tutin Road. Which in turn leads directly to Junction 51 of the A1(M) via Leases Road and the A684 (which leads to Northallerton Market Town)

Notable occupiers in the immediate vicinity include R&R Ice Cream, Cawingredients, APB, Heiniger and Shell Exelby Motorway Service Station A1(M) Jct51.



## Description

The Business court will comprise of x 7 newly constructed (Summer 2025) warehouse/trade counter commercial units. The new buildings will provide modern warehouse/work space that will include in each unit DDA toilets, kitchenette point, customer entrance and high bay electric roller shutter doors with shared tarmacadam service yard.

There will also be allocated car parking spaces for staff and customers with each unit benefiting from an EV charge point. The units will also provide modern Green credentials providing solar PV panels and rain water capture recycling systems to benefit all tenants on the estate.

## Services

All commercial business units benefit from metered 3 phase electricity mains electricity and water. Interested parties should ensure capacity is sufficient for their use.

Fibre broadband connected to all units. Interested parties should check with the relevant provider to confirm broadband speeds.



# A new opportunity in the heart of Leeming Bar Estate

## Siteplan Key

- Site boundary
- - - Public Right of Way
- Electric Vehicle (EV) Charging
- Standard car parking bay (13 No. Bays)
- Accessible car parking bay (6 No. Bays)
- 3 Bay cycle stand (7 No. stands)










## Rent

The rents for these units will be from £12-13 per Sq.ft, per annum, exclusive.

## Unit

1	3,788 sq.ft	351 sq.mt	£45,500
2	5,231 sq.ft	486 sq.mt	£62,750
3	3,294 sq.ft	306 sq.mt	£43,000
4	3,294 sq.ft	306 sq.mt	£43,000
5	3,294 sq.ft	306 sq.mt	£43,000
6	3,294 sq.ft	306 sq.mt	£43,000
7	3,788 sq.ft	351 sq.mt	£45,500

## Be Part of the New Business Community in Leeming Bar, North Yorkshire

- ✓  ability for on-site renewable energy generation
- ✓  environmentally preferable building materials
- ✓  water conserving sanitaryware
- ✓  electric vehicle charging
- ✓  cycle storage
- ✓  dedicated car parking
- ✓  6m eaves height
- ✓  electrically operated level access loading doors

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively, consideration may be given to a freehold sale.

Rent on application.

## EPC

Each unit will have its own independent EPC rating and will be provided on completion of the development.

## Business Rates

Each unit will have its own rating assessment on completion of construction and the tenant will be required to pay all associated rates for the property during their occupation.

## Service Charge

Tenants are required to pay the service charges these will be available upon request and completion of the development.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of any transaction.

## Viewing

Viewings are arranged via the retained agents.

Christopher Black **07944 946 030**  
[christopher.black@alignsurveyors.co.uk](mailto:christopher.black@alignsurveyors.co.uk)

Julie Anderson **07968 799 734**  
[Julie.anderson@alignsurveyors.co.uk](mailto:Julie.anderson@alignsurveyors.co.uk)

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## Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract.

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Designed and produced by **MartinHopkins**

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