



Whitley Court, Tutin Road, Leeming Bar Industrial Estate, Northallerton, DL7 9UJ

New build Warehouse/Trade Counter Units, available from Summer 2025.

Excellent logistical location off Jct51 A1(M) (Exelby Service Station)

- Strategically Situated adjacent to Junction 51 of the A1(M) Motorway and Exelby Services
- Additional Surfaced Compound Potentially Available
- High Quality Ancillary Offices
- Eaves Height of 6 Meters
- Secure Site With Gate Access
- EV Charging & Rainwater Capture System

Summary

Available Size	3,294 to 29,277 sq ft
Rent	£9.50 per sq ft
Business Rates	Rates to be paid (tbc on completion of the development)
Service Charge	Service Charges Payable (tbc on completion of development)
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Whitley court will comprise of No.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 tarmac secure service yard. Allocated parking for staff and customers provided for each unit will benefit from an EV charger point. Each unit will also provide modern Green credentials including PV panels and rain water capture recycling to benefit all tenants on the estate.

Metered 3 phase mains electricity and water will be provided. Interested parties should ensure capacity is sufficient for their use. Fibre broadband connections to all units, again you should check with your relevant provider to confirm broadband speeds.

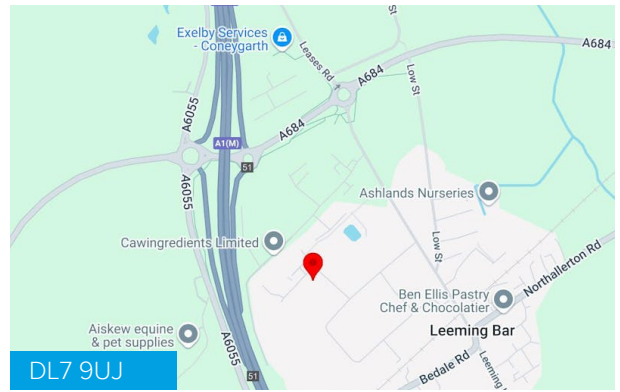
Location

Strategically situated on a prominent central position within Leeming Bar Business Park, adjacent to Junction 51 of the A1(M) Motorway. Accessed via Portland Way & Tutin Road respectively. Which in turn leads directly to Junction 51 of the A1(M) via Leases Road & the A684 (which leads to Northallerton Market Town). Notable occupiers in the immediate vicinity are R&R Ice Cream, Cawingredients, APB, Heiniger and Shell Exelby Motorway Service Station @Jct51 A1(M).

Accommodation

Proposed floor areas (subject to final survey on practical completion due Summer 25)

Description	sq ft	sq m	Rent	Total /sq ft	Availability
Unit 1	3,788	351.92	£35,986 /annum	£9.50	Available
Unit 2	5,231	485.98	£49,695 /annum	£9.50	Available
Unit 3	3,294	306.02	£31,293 /annum	£9.50	Available
Unit 4	3,294	306.02	£31,923 /annum	£9.69	Available
Unit 5	3,294	306.02	£31,923 /annum	£9.69	Available
Unit 6	3,294	306.02	£31,923 /annum	£9.69	Available
Unit 7	3,788	351.92	£35,986 /annum	£9.50	Available
Total	25,983	2,413.90		£9.58	



Viewing & Further Information

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