

4

# Bailey Court

Colburn Business Park,  
Catterick Garrison  
North Yorkshire,  
DL9 4QL

AVAILABLE  
FLOOR BY FLOOR



**TO LET (may sell)** 254 m<sup>2</sup> - 574 m<sup>2</sup> (3,053 sq ft - 6,169 sq ft) Catterick



## Description

Situated between Richmond, Catterick Garrison and the A1(M) Colburn is a popular residential and commercial location as a gateway into the Yorkshire Dales and close to the regions major tourist and employment centres.

Located off the A6136, Colburn Business Park has developed to serve the adjacent garrison and is a convenient mid point between Leeds & Newcastle providing a regional employment centre with easy access onto the A1(m) junction 52 and close to Scotch Corner junction 53.

Bailey Court provides a range of high quality pavilion style offices in a landscaped courtyard design with ample parking. The offices are finished to a high specification providing a 2 storey large open plan office with private meeting rooms and offices, raised access flooring, comfort cooling, recessed lighting, kitchen facility, double glazing, platform lift and 26 dedicated parking spaces in a landscaped environment.



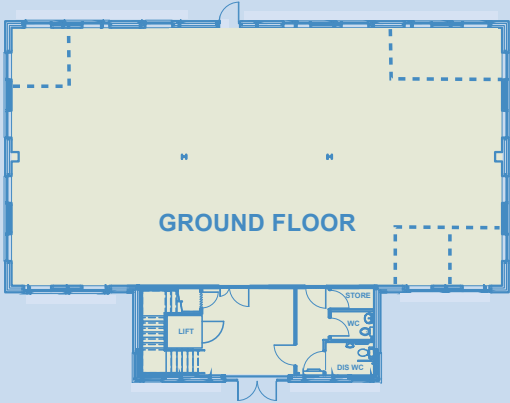


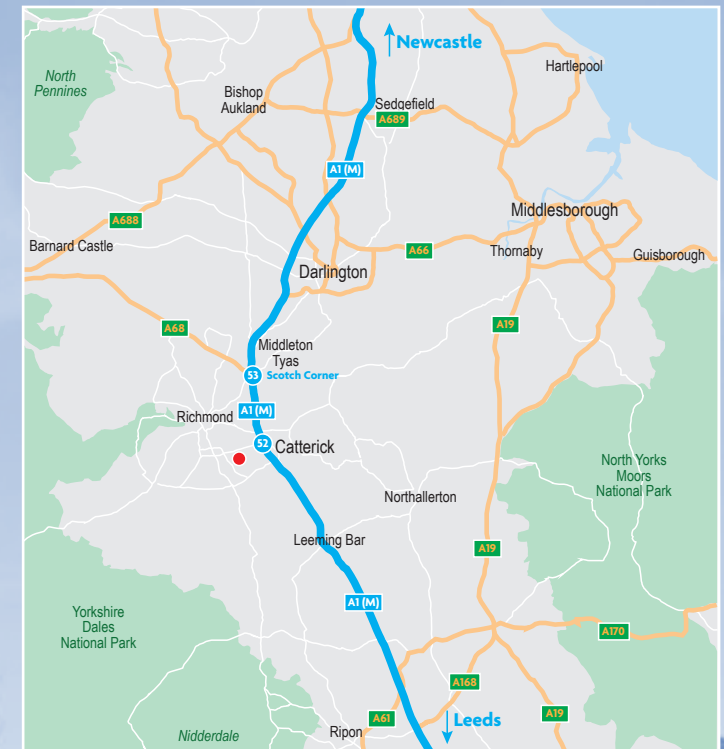
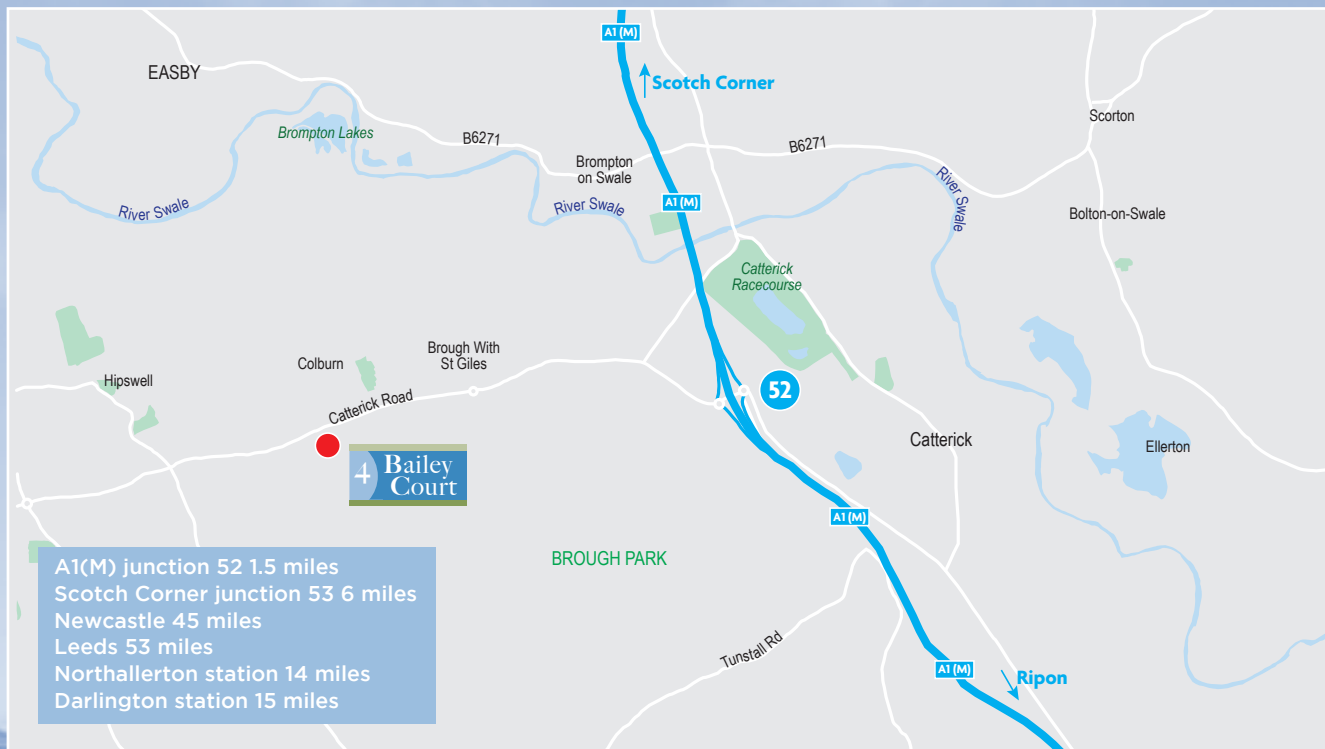


# Accommodation

We calculate that the premises provide the following approximate net internal areas

Ground Floor	284 m <sup>2</sup>	3,053 sq ft
First Floor	290 m <sup>2</sup>	3,116 sq ft
Total	574 m <sup>2</sup>	6,169 sq ft





## Terms

The premises are available either to let as a whole or per floor by way of a new lease on terms to be agreed or alternatively a sale may be considered. Further information available upon request.

## Business Rates

From our enquiries of the VOA website we believe the premises have a RV of £16,750. We recommend that interested parties speak with the local rating department to confirm the precise rates payable.

## EPC

The premises have an EPC rating of D. A copy of the certificate is available upon request.

## V.A.T

All figures are quoted exclusive of but will be liable to VAT.

## Legal Costs

Each party will be responsible for their own costs

## Further Information and Viewing

Strictly by appointment with the joint marketing agents.



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