



APPROXIMATELY 2841 SQ FT

DESCRIPTION

The offices are finished to a high specification providing a 2 storey large open plan office with raised access flooring, comfort cooling, recessed lighting and kitchen facilities.

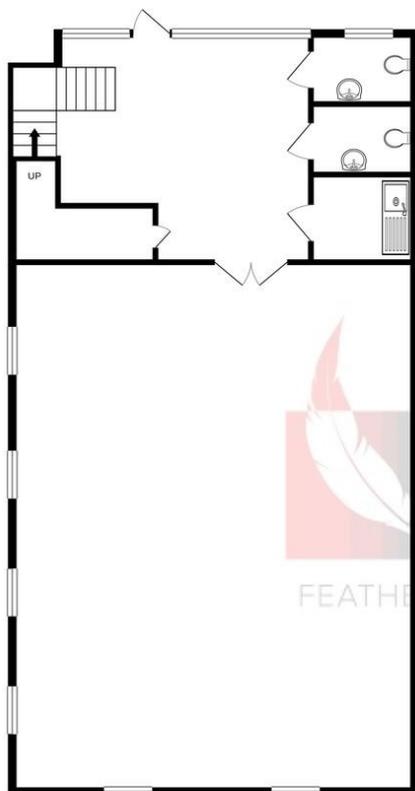
Added benefits include air conditioning and on-site parking.

Battalion Court is located on Colburn Business Park which can be found on the A6136 to the West side of the A1 approximately 1.5 miles after Catterick Racecourse. The park nestles alongside Catterick Garrison and is situated to the West of Catterick and approximately 3 miles from Richmond.

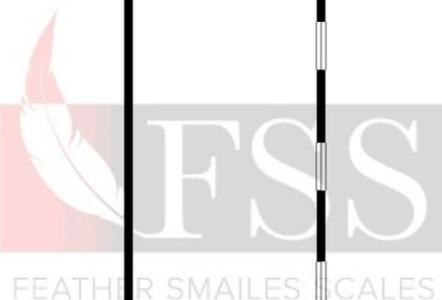
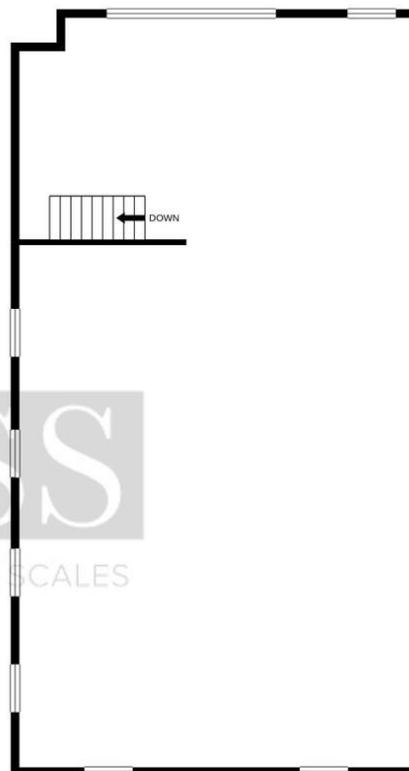
**OFFICES OVER TWO
FLOORS**

Rent £16,000 PA

GROUND FLOOR
1420 sq.ft. (132.0 sq.m.) approx.



1ST FLOOR
1420 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA : 2841 sq.ft. (263.9 sq.m.) approx.
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Location and Directions

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.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: GF £3,050 FF £3,550.
Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

Viewing

Strictly by appointment with FSS.

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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