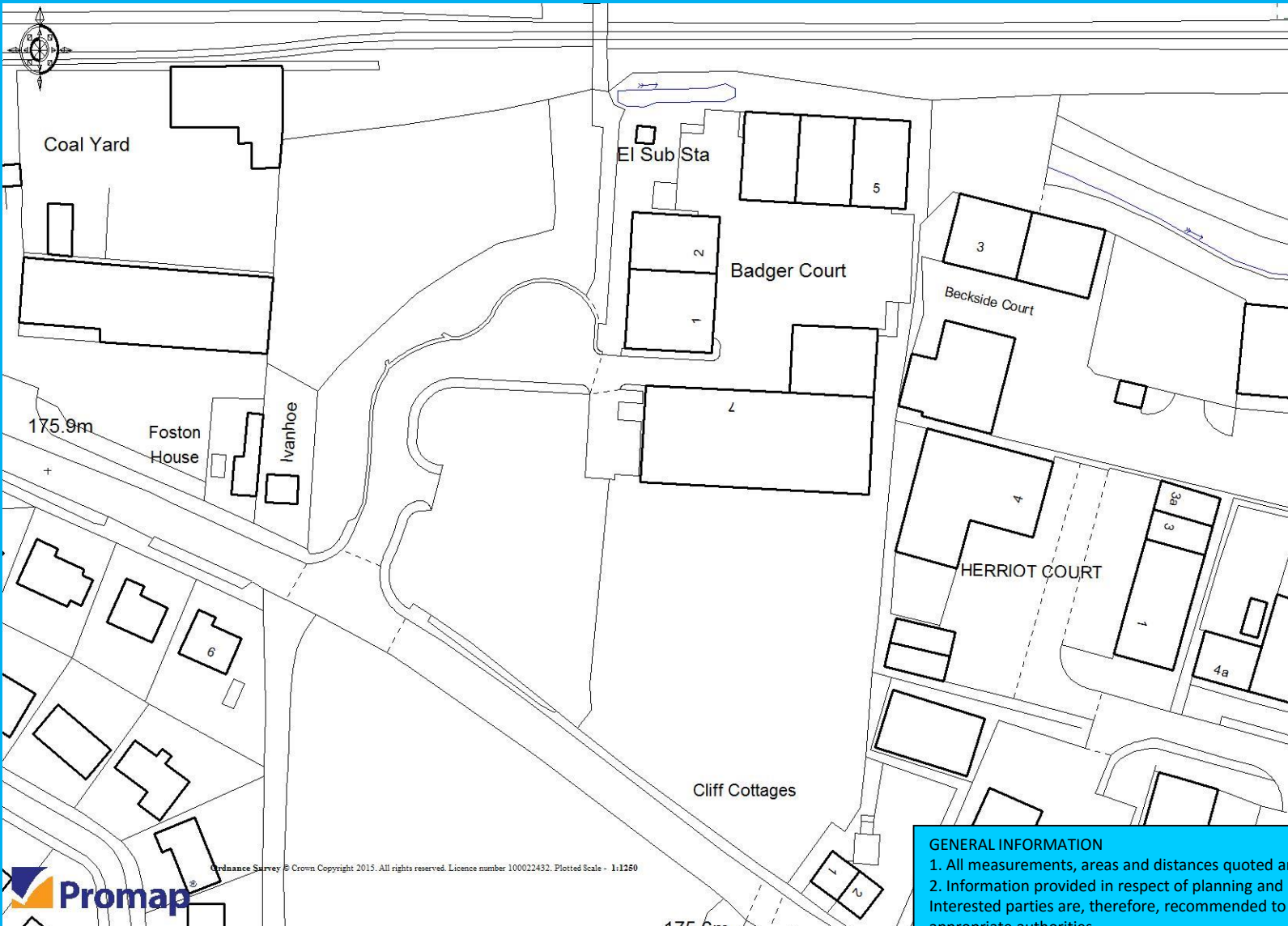


TO LET – WAREHOUSE / WORKSHOP / OFFICES - DESIGN AND BUILD OPPORTUNITIES



**BADGER COURT, HARMBY
ROAD BUSINESS PARK,
LEYBURN, NORTH YORKSHIRE,
DL8 5BF**

- 4 Acre Site
- Unit sizes 3,000 – 30,000 sq.ft
- Built to suit your requirement
- For further details contact James Stuart – 07841470654 / james@malcolm-stuart.com



LOCATION

The site is located on the Eastern edge of Leyburn.

Leyburn is a thriving and popular market town situated at the gateway to the Wensleydale Countryside. Leyburn is well located with direct access to the A1(M) via A684 11 miles to the East.

Leyburn boasts a wide range of local amenities including the infamous Market Place comprising local and national retailers and is home to the regular Friday market. Leyburn has developed as the traditional centre for Mid Wensleydale shopping and trade and is an established tourist destination.

GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
 6. These particulars were prepared February 2016 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy.
- Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.