

## Unit 4 Finkhills Way, Northallerton

This is situated on a modern development on the north western side of the town off Yafforth Road a busy area opposite B&Q, and close to the popular Barkers Furniture Store.

**Description** The unit is part of commercial development of 4 units built in 2003. It is built of a portal steel frame, with part brick and block framework to the elevations, with insulated profile steel cladding under an insulated profile steel clad roof.

The property has been previously used as a child's nursery, with internal walls, suspended ceiling inset CAT11 lighting, W.C's, kitchen area, heating offering scope for additional uses subject to planning permission.

The property has an electric operated loading door, 3 phase electric supply and 6m height to the eaves.

There is car parking for several vehicles to the side of the property.

**Lease Terms** A new lease available

**Services** Mains water, electric, drainage , and telephone

**Viewing** Strictly by prior appointment with the Agents.



**Please Note:** all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



Contact us for a free no obligation market valuation of your property.

RICS homebuyers surveys available contact ourselves for further details.