

**TO LET – £45,000 per annum, exclusive**

**Bay 5, Adj to Croptech Ltd, Sinderby,  
Thirsk, YO7 4LB**

**Brand New Light Industrial/ Storage Premises – 5,630sq.ft.**

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## SITUATION/LOCATION

Sinderby lies directly adjacent to the A1(M) and A6055 (Great North Road/ Old A1) approximately 7 miles south of Leeming Bar. Occupiers in the vicinity include Heck Food, CLAAS and our clients Croptech together with a variety of established occupiers in Leeming Bar including Cawingredients, Heiniger UK and R&R Ice Cream among others. Motorway access is available at Junctions 50 and 51 within a short driving distance and the location links swiftly with the A19 at Thirsk. Sinderby lies approximately 7.5 miles west of Thirsk, 12 miles south-west of Northallerton, 12.5 miles south of Catterick and 30 miles north of York.

## DESCRIPTION

Surplus warehouse bay recently constructed by our client's (completed 2025).

The property is of steel portal frame construction held under a dual pitched corrugated sheet clad roof incorporating translucent roof lights.

There is an electrically operated roller shutter door at the front and the unit is served with a three-phase power supply and LED lighting.

Externally there is concrete / surface parking at the front.

*(Agents note: the unit has no wcs and it is envisaged that the occupier will arrange a portaloo)*

## TENURE

Leasehold

## LEASE TERMS

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

## SERVICE CHARGE

A service charge is payable towards common repair and upkeep (on a prorate basis).

## ACCOMMODATION

Gross Internal Area	523.16sq.m.	5,630sq.ft.
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Eaves: 6.62m

Ridge: 8.42m

## COSTS

Each party shall be responsible for their own legal and professional costs incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

The property will require re-assessment for business rates. Interested parties are advised to direct further enquiries to the local rating authority.

## VAT

VAT is applicable to the rent and service charge.

## VIEWING

Strictly by appointment only through the Agent.

## ENERGY PERFORMANCE ASSET RATING

TBC



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