

# WHITLEY COURT

@ Jct 51, A1(M), Tutin Road,  
Leeming Bar, Northallerton, DL7 9UJ

Newly Constructed  
Warehouse / Industrial Units

To Let / May Sell

Approx

3,000 – 10,000 sq. ft

(279 – 929 sq. m)

Available  
Jan 2025



what3words

///strict.silk.heaven

## Location

This new development is strategically situated within the Leeming Bar Business Park, adjacent to Junction 51 of the A1(M) Motorway.

Leeming Bar Business Park is also just over 1.5 miles from Bedale and circa 5 miles from Northallerton.

Whitley Court itself is accessed off Tutin Road.

Amenities in close proximity include the Exelby Service Station and truck park with Shell Petrol Filing Station, Londis, Costa and Subway concessions as well as Co-Op in Leeming Bar.



## Introduction

Whitley Court is a new build scheme comprising 7 high specification warehouse / industrial units, which will sit within the established and highly popular Leeming Bar Business Park in a prime location, situated adjacent to Junction 51 of the A1(M) Motorway.

This new development will provide units that individually range from approximately 3,000 sq.ft (279 sq.m) up to 10,000 sq.ft (929 sq.m).

Notable occupiers on Leeming Bar Business Park include Froneri, Cawingredients, APB Foods, 4 x 4 Accessories and Heiniger.



# A new opportunity in the heart of Leeming Bar Estate

## Siteplan Key

-  Site boundary
-  Electric Vehicle (EV) Charging
-  Standard car parking bay (13 No. Bays)
-  Accessible car parking bay (6 No. Bays)
-  3 Bay cycle stand (7 No. stands)



## Accommodation

The units will be measured on practical completion on a gross internal area basis and the buildings will be available on an individual or combined basis;

Unit	Sq.m	Sq. ft
1	351	3,788
<b>Sub Total</b>	<b>351</b>	<b>3,788</b>
2	486	5,231
3	306	3,294
<b>Sub Total</b>	<b>792</b>	<b>8,525</b>
4	306	3,294
5	306	3,294
6	306	3,294
<b>Sub Total</b>	<b>918</b>	<b>9,882</b>
7	351	3,788

## Specification

- ✓  Eaves heights of 6 metres
- ✓  Electrically operated level access loading doors
- ✓  Ample car parking provision
- ✓  Electric vehicle charging
- ✓  Cycle storage
- ✓  Ability for on-site renewable energy generation
- ✓  Environmentally preferable building materials
- ✓  Water conserving sanitaryware

## Terms

The units are available by way of a new full repairing and insuring lease for a term to be agreed.

Alternatively, consideration may be given to an option to purchase the units.

Rents / Prices on application.

## EPC

Each unit will have its own independent EPC rating and will be provided on completion of the development.

## Business Rates

Each unit will have its own rating assessment on completion of construction and the tenant will be required to pay all associated rates for the property during their occupation.

## Service Charge

Tenants are required to pay the service charges these will be available upon request and completion of the development.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of any transaction.

## Further Information / Inspections

For further information or to arrange a viewing of the units, please contact the retained marketing agents;

Christopher Black **07944 946 030**  
[christopher.black@alignsurveyors.co.uk](mailto:christopher.black@alignsurveyors.co.uk)

Julie Anderson **07968 799 734**  
[Julie.anderson@alignsurveyors.co.uk](mailto:Julie.anderson@alignsurveyors.co.uk)

Jonthan Jacob **07809 526 118**  
[jonathan@gvproperty.co.uk](mailto:jonathan@gvproperty.co.uk)

Paul Mack **07921 933 636**  
[paul@gvproperty.co.uk](mailto:paul@gvproperty.co.uk)



### Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract.

All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc.

No person in the employment of Align Chartered Surveyors or GV&Co has any authority to make or give any representation or warranty whatever in relation to this site.

Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)

Brochure dated January 2026.

Designed and produced by **MartinHopkins**

029 2046 1233 | [studio@martinhopkins.co.uk](mailto:studio@martinhopkins.co.uk) | [martinhopkins.co.uk](http://martinhopkins.co.uk)