

Available
Now

WHITLEY COURT

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

Newly Constructed
Warehouse / Industrial Units

To Let / May Sell

Approx

2,857 – 7,690 sq. ft

(265.43 – 714.44 sq. m)



To Newcastle

Junction 51

A1 (M)

Exelby Services

Leases Road

A684 To Northallerton ->

caw ingredients

NEWQUIP

Conygarth Wy.

MASON'S
OF YORKSHIRE

WHITLEY COURT



strict.silk.heaven

what3words

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 sits 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 provides 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 have the following approximate gross internal areas:

Unit	Sq.m	Sq. ft
1	296.27	3,189
2 & 3	714.44	7,690
4 & 5	539.82	5,811
6	265.43	2,857
7	296.06	3,189
Total	2,112.02	22,734

Specification

- ✓  Eaves heights of 6.15 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 has an EPC rating of B, further information is available upon application.

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;

Jonathan Jacob **07809 526 118**
jonathan@gvproperty.co.uk

Paul Mack **07921 933 636**
paul@gvproperty.co.uk

Jonathan Simpson **07904622280**
jonathan@cpne.co.uk



Disclaimer

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Brochure dated May 2026.