

INCENTIVES
AVAILABLE



BAILEY & BATTALION COURT

A1(M) • JCT 53/54 • CATTERICK
• NORTH YORKSHIRE

FOR SALE / TO LET

NEW
HIGH SPECIFICATION
OFFICES

1,035 - 9,984 SQ FT
(96 - 927 SQ M)





WELCOME TO CATTERICK

The Business Park is accessed off the A6136 Catterick Road and is situated next to Catterick Garrison. Junction 53 of the A1(M) is 3.5 miles to the South East and junction 54 of the A1(M) is 3 miles to the North East.

Bailey and Battalion Court provide a range of new high quality office buildings from 1,035 sq ft to 9,984 sq ft (96 sq m to 927 sq m). The self contained detached and semi detached buildings have been designed to meet the needs of the modern occupier and are available to either lease or purchase.

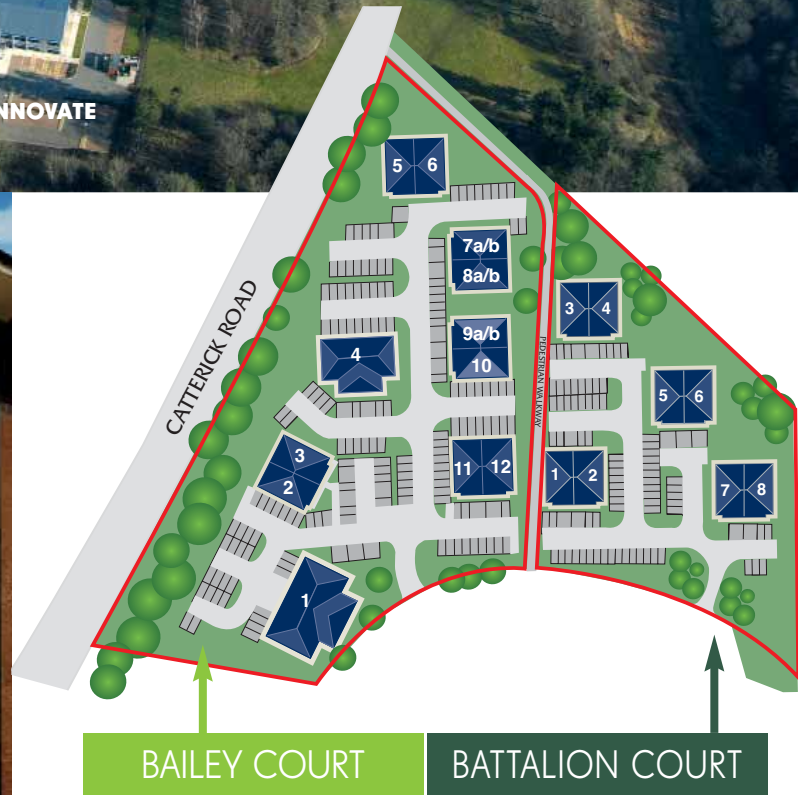
All the buildings are arranged in Gladman's acclaimed courtyard design, set within a secure environment, providing a practical and attractive working location with the benefit of designated on site car parking.

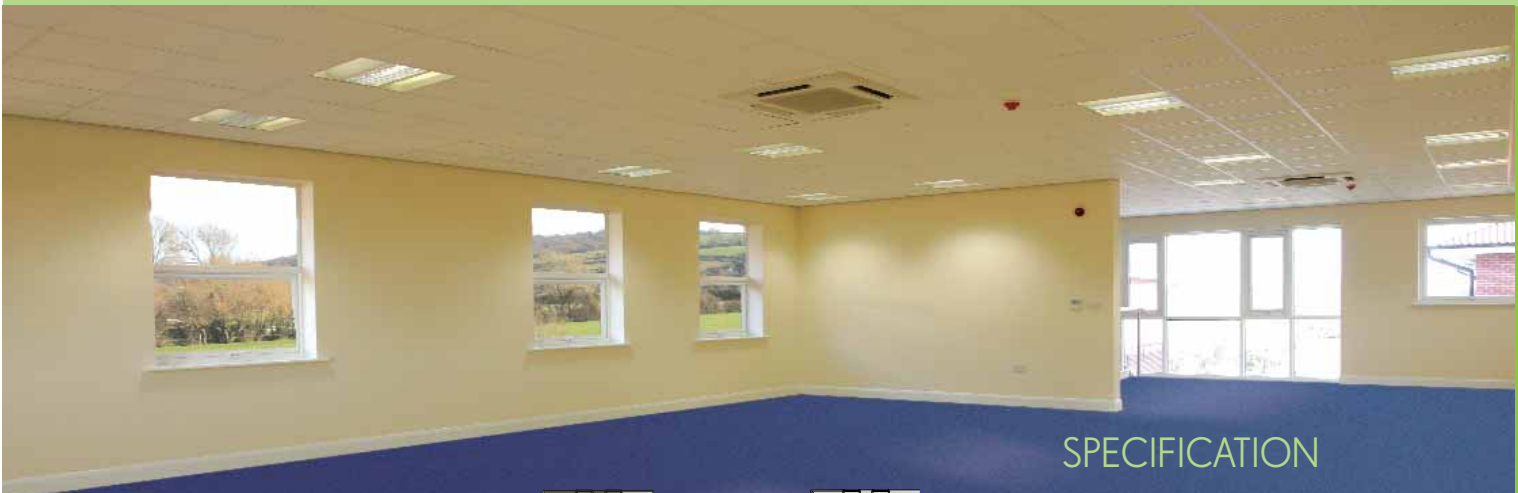
COMMUNICATIONS

Catterick Village approx 3 miles
 To A1(M) approx 3 miles
 Richmond approx 5 miles
 Northallerton Train Station approx 12.2 miles
 Darlington Train Station approx 15.4 miles
 Durham Tees Valley Airport approx 19.5 miles

GLADMAN DEVELOPMENTS

Gladman Developments have an excellent track record in the commercial sector and have created over 60 of their business and industrial park concepts across the country. Many blue chip companies and government agencies have occupied Gladman offices, attracted by their flexibility, quality and cost effectiveness.





BAILEY COURT

Building	Building Type	Floor Area		Parking Spaces
		sq ft	sq m	
Unit 1	G10k	9,984	927	40
Unit 2	G2k	2,295	213	9
Unit 3	G2k	2,296	213	9
Unit 4	G6k	6,150	571	26
Unit 5	G2k	2,250	209	9
Unit 6	G2k	2,250	209	9
Unit 7a	G1k	1,035	96	4
Unit 7b	G1k	1,234	114	5
Unit 8a	G1k	1,035	96	4
Unit 8b	G1k	1,234	114	5
Unit 9a	G1k	1,035	96	4
Unit 9b	G1k	1,234	114	5
Unit 10	G2k	2,289	213	9
Unit 11	G2k	2,292	213	9
Unit 12	G2k	2,300	214	9

SPECIFICATION

- Good communications links
- Designated on-site car parking
- Suspended ceilings
- Recessed lighting
- Air-conditioning
- Full access raised floors
- Lifts to G6 and G10K buildings*
- Double glazing

*Lift can be fitted to G2K retrospectively

BATTALION COURT

Unit 1	G2k	2,250	209	9
Unit 2	G2k	2,250	209	9
Unit 3	G2k	2,250	209	9
Unit 4	G2k	2,250	209	9
Unit 5	G2k	2,250	209	9
Unit 6	G2k	2,250	209	9
Unit 7	G2k	2,250	209	9
Unit 8	G2k	2,250	209	9

G1K

Floor	sq ft	sq m
First	1,234	114.6
Ground	1,035	96



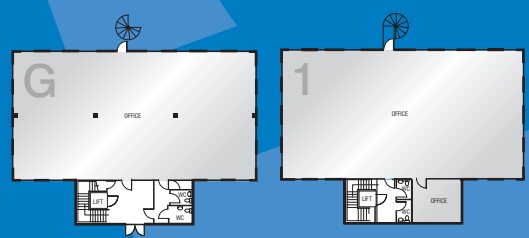
G2K

Floor	sq ft	sq m
First	1,215	112.88
Ground	1,035	96.15
Total	2,250	209.03



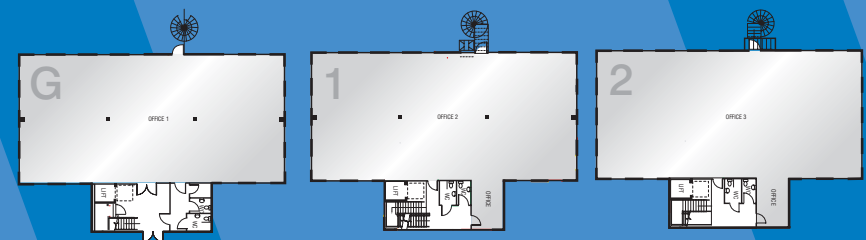
G6K

Floor	sq ft	sq m
First	3,119	289.76
Ground	2,981	276.94
Total	6,100	566.70



G10K

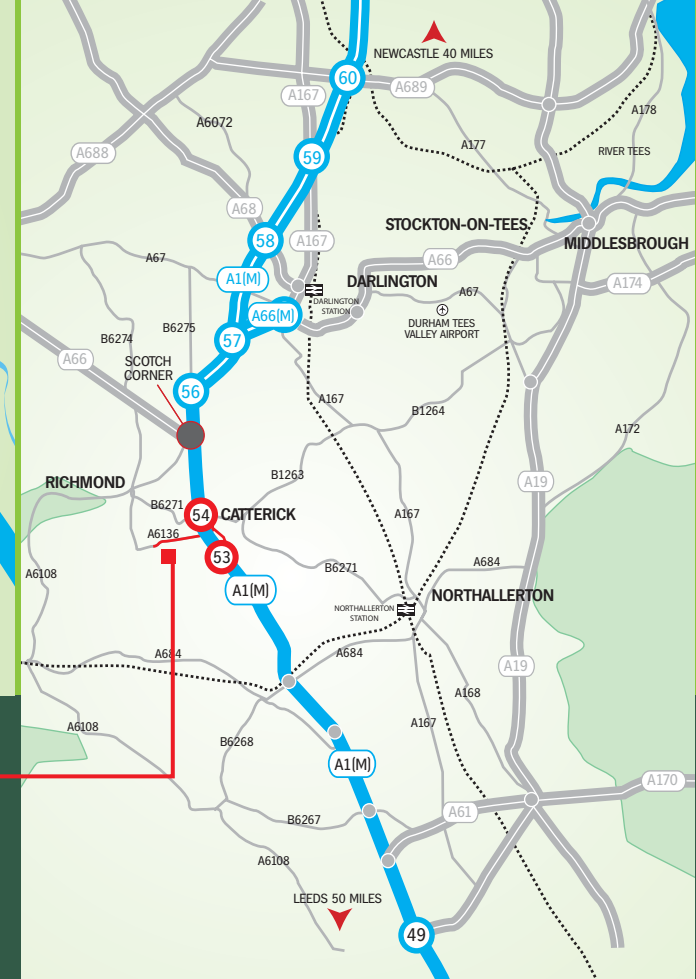
Floor	sq ft	sq m
Second	3,375	313
First	3,369	313
Ground	3,240	301
Total	9,984	927



BAILEY & BATTALION COURT

CATTERICK • NORTH YORKSHIRE





BAILEY



& BATTALION COURT

CATTERICK • NORTH YORKSHIRE

LOCATION

Bailey & Battalion Court are situated at Colburn Business Park, formerly part of Catterick Garrison. It is located on the A6136 Catterick Road to the west of the A1(M), just 1.5 miles from Catterick Racecourse.

TERMS

The offices are available to purchase or lease on flexible and competitive terms. A service charge will be levied to cover the maintenance of communal areas, contact the Agents for further details.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

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VAT

All figures are quoted exclusive of, but will be liable to, VAT.

VIEWINGS

For further information or to arrange a viewing contact Gladman or either of the joint agents.

www.gladman.co.uk/bailey

Enquiries

A development by

GLADMAN
01260 288800
www.gladman.co.uk

Charltons
Chartered Surveyors & Estate Agents
01748 835552
www.charltonsestateagents.com

Sanderson Weatherall
01642 870 870
sandersonweatherall.com