

TO LET

THE PIGGERY,
HOLLINS FARM,
EAST ROUNTON,
NORTHALLERTON,
DL6 2LG

420 sq ft
39 sq mtrs

carterjonas.co.uk/commercial



Carter Jonas

LOCATION

The Piggery is located east of East Rounton lying approximately 0.6 km from the A19, 10 miles north of Northallerton and approximately 13 miles south of Middlesbrough.

The property is located within close proximity to the A19, providing excellent network links. The A1 is within 21 miles to the west for northern road links and 26 miles to the south for southern road links.

Other local businesses include Roots Farm Shop, Dark Star plants and Whitegates Garden Centre.

DESCRIPTION

A well-presented, self-contained office and business unit extending to approximately 39 sq mtrs (420 sq ft) situated in a pleasant rural location.

The accommodation is constructed of traditional brick under a pantile roof and provides flexible workspace suitable for a variety of office, administrative, studio or light business uses (subject to any necessary consents).

The unit comprises an open-plan office fitted with perimeter workstations and shelving, together with a kitchenette and WC facilities. The accommodation benefits from mains electric and water with shared private drainage and ample on-site parking immediately adjacent to the building.

PLANNING USE

The property has previously been used for Class B uses including general industrial and storage and distribution. Any proposed use that falls outside of Class B will require permission from the Local Planning Authority.

TERMS

The property is available to let on terms agreed subject to a lease in accordance with the Landlord and Tenant Act 1954, excluded from section 24-28 of the Act.

RENT

£300pcm (£3,600 per annum). The rent quoted excludes utilities and business rates.

RATEABLE VALUE

We don't believe the property has been assessed for Business Rates purposes but liability for payment of rates would fall to the Tenant.

We advise that all interested parties contact the local authority for confirmation.

EPC

The property does not have an CEPC.

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs

VAT

Rents are quoted excluding VAT. We are advised that the property is not opted for VAT purposes.

VIEWING

Strictly by appointment with the sole letting agents, Carter Jonas LLP.



CONTACT

Jessica Bowers
01423 523423
Jessica.Bowers@carterjonas.co.uk

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. September 2026



Carter Jonas



CONTACT

Jessica Bowers
01423 523423
Jessica.Bowers@carterjonas.co.uk

carterjonas.co.uk/commercial



Carter Jonas