

TO LET / FOR SALE

- 3,163 – 9,930 sq.ft. (294 – 923 sq.m)
- Prominent self-contained office
- Can be fully refurbished to suit a leasehold occupiers' requirements.
- 0.6 acre site
- Available to let as a whole or as individual floors
- 46 car parking spaces
- Established Northallerton Business Park



FORMER NORTH YORKSHIRE FIRE & RESCUE HQ
THURSTON ROAD, NORTHALLERTON, DL6 2ND

LOCATION / SITUATION

Northallerton is a prosperous and affluent North Yorkshire market town, situated between the North Yorkshire Moors and The Yorkshire Dales, approximately 18 miles south of Darlington and 30 miles north of Harrogate.

The town is on the main east coast line between Edinburgh and London and is the administrative centre of Hambleton District & North Yorkshire County Council with a resident population of some 16,500 persons and a substantial agricultural catchment area.

SITUATION

The subject property is prominently located on Thurston Road at the gateway to Northallerton Business Park. Northallerton Business Park is an established business community situated just off the A167 Darlington Road.

The business park lies approximately 1 mile north of Northallerton town centre and approximately 1.5 miles from Northallerton Railway Station.

DESCRIPTION

The property comprises a detached three storey, purpose build office unit. The accommodation offers a mixture of open plan and cellular space.

The office benefits from:-

- 46 car parking spaces, reflecting an excellent car parking ratio of 1:216 sq.ft
- Full access raised floors
- Suspended tiled ceilings
- Cat 3 lighting
- Comfort cooling
- Male & Female wc's to each floor
- Shower facility

The offices can be refurbished to suit an occupier's requirement.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate net internal areas:-

Ground Floor	294 sq.m.	3,163 sq.ft.
First Floor	313 sq.m.	3,370 sq.ft.
Second Floor	316 sq.m.	3,397 sq.ft.
TOTAL	923 sq.m.	9,930 sq.ft.

The site totals 0.6 acres (0.24 hectares) and provides a potential residential redevelopment opportunity to a developer subject to planning.

TERMS

Leasehold

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rental based on **£10.50 per sq.ft** per annum. The premises can be let as a whole or as individual floors.

Freehold

We are seeking offers in the region of **£795,000** for the freehold interest with vacant possession.

RATEABLE VALUE

We understand the property, as a whole, has a Rateable Value of £106,000.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT.

EPC

The property has been independently assessed and certified as falling within Band C (54). A copy of the EPC is available on request.

FURTHER INFORMATION



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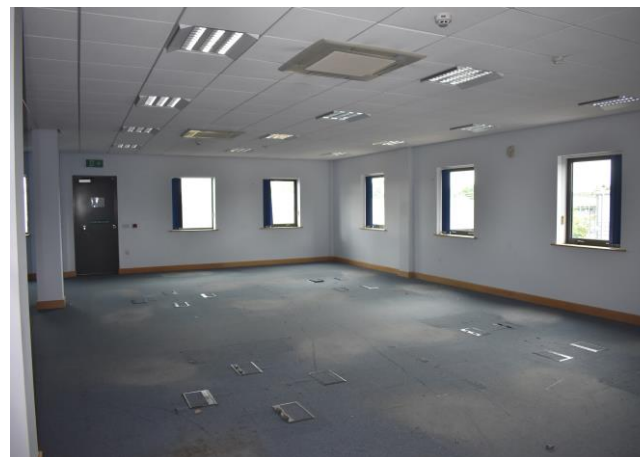
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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.