

# TO LET / FOR SALE

- 3,163 – 9,930 sq.ft. (294 – 923 sq.m)
- Prominent self-contained office
- Potential residential development opportunity (subject to planning)
- 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 occupiers 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.        |
| <b>TOTAL</b> | <b>923 sq.m.</b> | <b>9,930 sq.ft.</b> |

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 **£11.50 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 **£985,000** 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.

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## 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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### Misrepresentation Act

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