



**GROUND FLOOR OFFICE, TRINITY HOUSE,  
THURSTON ROAD, NORTHALLERTON,  
NORTH YORKSHIRE, DL6 2NA**

- **Modern Ground floor Office**
- **Popular business park location**
- **Dedicated car parking**
- **Available in whole or in part**
- **Incentives available**
- **Rent £22,000 per annum**

## **Office Space To Let**

### **LOCATION**

Northallerton, which has a population of around 20,000, is the county town of North Yorkshire. It is an important market town, with an extensive catchment area and is popular with visitors nestled in between the Yorkshire Dales National Park and the North York Moors National Park. The town enjoys easy access to the A1 and A19 Trunk Roads and lies on the main East Coast London to North-East and Edinburgh Railway Line.

The property forms part of Northallerton Business Park, which lies approximately 1 mile north of the town centre. The Park is home to a range of organisations, including North Yorkshire County Council, NHS and The Red Cross.

**Tel: 0191 2610300**

**[www.youngsrps.com](http://www.youngsrps.com)**

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The premises comprise a ground floor suite within a modern, two-storey detached building of brick construction.

Internally, there is a glazed atrium leading to a shared kitchen, toilet and meeting facilities.

The suite itself provides mainly open plan space, although 3 small private offices have been constructed within it. The offices are of a modern specification and benefit from air conditioning and raised access floors.

Externally, there are seven dedicated car parking spaces provided with the office.

## ACCOMMODATION

We have calculated the suite as extending to a net internal area of 175 sq m (1,884 sq ft).

It may also be possible to split the space to provide two suites, each of around 85 sq m (915 sq ft).

Other configurations/sizes may also be possible.

## TENURE

The property is available to let by way of a full repairing and insuring lease for a term of years to be agreed.

There will be a service charge to recover the cost of electricity and services to the common areas.

## RENT

The whole suite is available to let at a rent of £22,000 per annum.

If the suite is divided into smaller suites, the rent will be reduced proportionately.

Service charge will be recoverable in respect of the cost of electricity and services to the common areas.

The property is registered for VAT and therefore VAT will be payable on the rent and other charges.

## RATEABLE VALUE

The whole suite is entered into the rating list with a rateable value of £23,750.

If the suite is divided, the rateable value will be reduced.



Office Interior

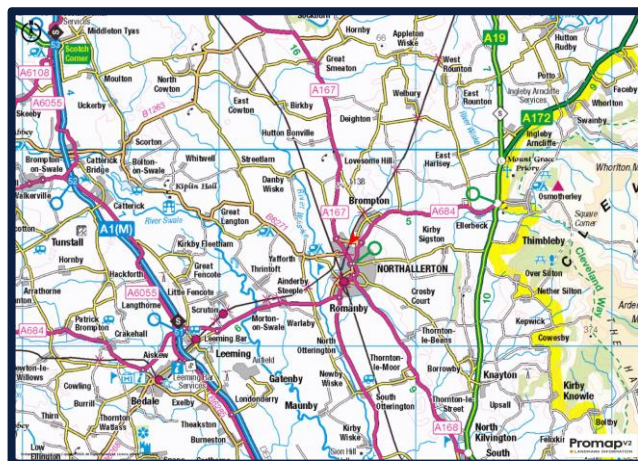


Office interior





Street plan



Location plan

## VIEWING

Strictly by appointment with YoungsRPS. Contact Paul Fairlamb on 0191 2610300 or e-mail: paul.fairlamb@youngsrps.com

## LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stonecross, Northallerton, North Yorkshire. DL6 2UU.

All figures quoted above are exclusive of VAT where chargeable.

## ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of D-91.

A copy of the EPC and recommendation report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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