

Dale House, Standard Way Business Park, Northallerton, DL6 2YD



High quality office accommodation at Standard Way Business Park

- High quality office accommodation at Standard Way Business Park
- Attractive entrance foyer
- Kitchen facilities and disabled, ladies and gents WCs
- VRV air conditioning units and suspended ceilings with inset lighting
- Double glazed units and partitioned meeting room
- 8 allocated car parking spaces per suite

Office

TO LET

1,413 to 4,326 sq ft

(131.27 to 401.90 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

Dale House, Standard Way Business Park, Northallerton, DL6 2YD

Summary

Available Size	1,413 to 4,326 sq ft
Rent	£17,000.00 - £52,000.00 per annum
Business Rates	The property needs to be re-assessed for rating purposes.
EPC Rating	C (62)

Description

Standard Way Business Park is located on the northern edge of the town approximately ¼ mile from the town centre.

Access to the Business Park is via Yafforth Road B6271 and Standard Way.

The property comprises a two storey office building constructed in 2000.

The property was originally designed to be divisible as separate smaller suites and can provide two self-contained suites on the first floor of the building.

The property as a whole benefits from a high specification and offers dedicated on-site car parking.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Suite A	1,413	131.27	Available
1st - Suite B	1,413	131.27	Available
Ground - Floor Suite C	1,500	139.35	Available
Total	4,326	401.89	

Terms

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

Planning class

B1

Legal costs

Each party is to be responsible for their own legal costs.

VAT

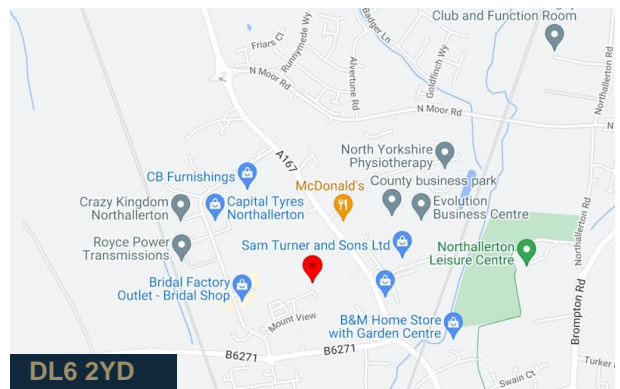
The property has been elected for VAT so VAT will be applicable to the rent.

Car Parking

There are 16 dedicated car parking spaces allocated to the two suites with additional parking on the estate roads.

Viewing Information

To request a viewing please contact our offices on (01423) 547313 or email us at info@montpellierproperty.com and we will arrange this at your convenience.



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com