



Units 4 5 & 7, Thornfield Business Park, Standard Way, Northallerton DL6 2XQ

**TO LET  
FOR SALE**

Prominent, Self Contained Office  
Building with Parking

**2,509 - 5,102 Sq Ft  
(233 - 474 Sq M)**

# Units 4 5 & 7, Thornfield Business Park, Standard Way, Northallerton DL6 2XQ

## DESCRIPTION

The property comprises a detached two storey office building with ground floor reception area and office accommodation to ground and first floor. The accommodation benefits from suspended ceilings, CAT II lighting, perimeter trunking and car parking rights for approximately 15 cars.

- ✔ Coming soon
- ✔ Suspended ceilings
- ✔ CAT II lighting
- ✔ Car parking for approximately 15 cars
- ✔ Perimeter trunking
- ✔ Air conditioning

## LOCATION

Thornfield Business Park is located within Standard Way Industrial Estate on the northern outskirts of the market town of Northallerton in North Yorkshire. The property occupies a prominent position within the Park, close to Standard Way's junction with the B6271.

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| Ground             | 2,593        | 241        |
| First              | 2,509        | 233        |
| <b>Total</b>       | <b>5,102</b> | <b>474</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

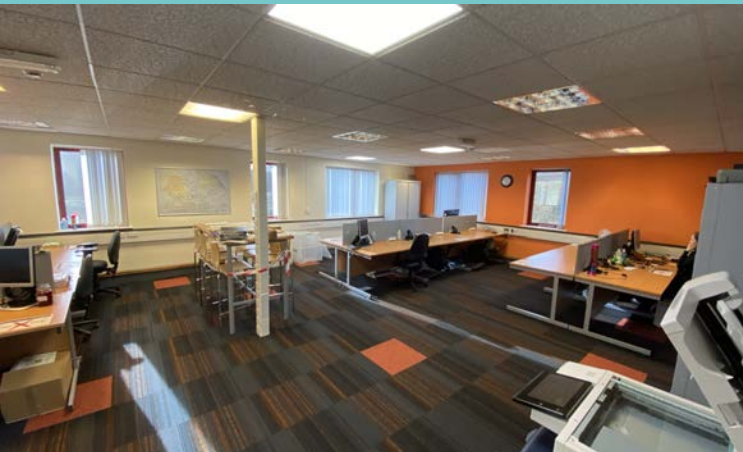
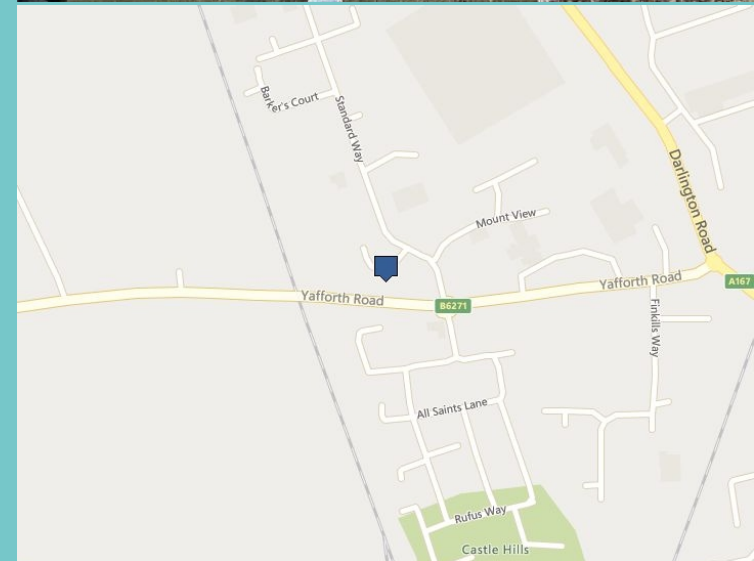
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available to let on a new FRI lease. Consideration will be given to the Sale of the Long Leasehold with the balance of the existing lease to CACI.

EPC D (83).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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