



Former North Yorkshire Fire & Rescue HQ, Thurston Road, Northallerton DL6 2ND

**TO LET
FOR SALE**

Prominent, Self contained Office
Building with Parking

**3,163 - 9,930 Sq Ft
(294 - 922 Sq M)**

Former North Yorkshire Fire & Rescue HQ, Thurston Road, Northallerton DL6 2ND

DESCRIPTION

The property comprises a detached three storey, purpose built 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

LOCATION

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 1.0 mile north of Northallerton town centre and approximately 1.5 miles from Northallerton Railway Station.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	3,163	294
First	3,370	313
Second	3,397	316
Total	9,930	922

VAT

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

LEGAL COSTS

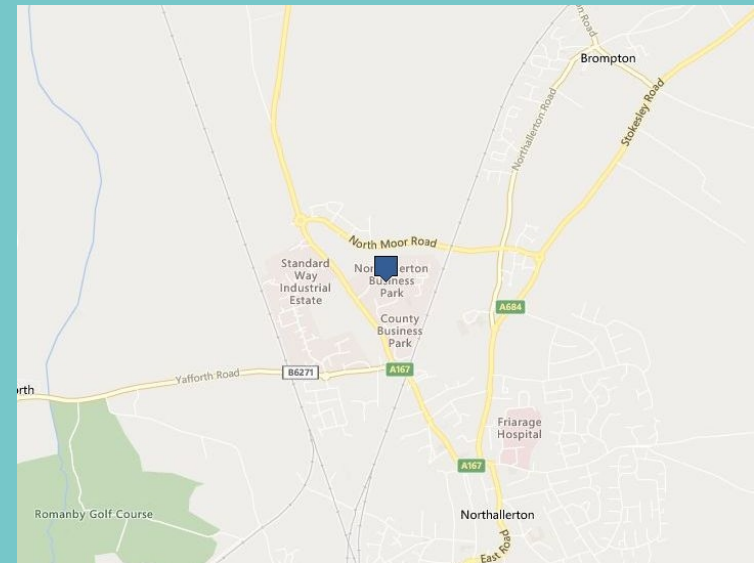
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of £120,000.

TERMS

The accommodation is available to let on a new full repairing and insuring lease. The commencing rental is to be based on £12.50 per sq. ft. per annum.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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