



# TO LET - OFFICE SUITES

First Floor, Gibraltar House, Thurston Road, Northallerton DL6 2NA

- Popular Market Town of Northallerton
- Established Business Park location
- First Floor Office with shared lobby and WCs
- Good on-site Car Parking
- Suspended ceilings
- Raised Floors
- LED lighting
- **From approx. 1,400 sq ft to 3,832 sq ft**

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## LOCATION

Northallerton is a popular and affluent market town on the edge of the North Yorkshire Moors approximately 20 miles south of Teesside and 25 miles north of York. The premises themselves are located on Northalleton Business Park on Thurston Road just to the north of the town centre which accommodates a wide variety of national and local occupiers.

## DESCRIPTION

The premises comprise of a detached modern office building in a landscaped business park setting. The first-floor suite has been finished to good specification incorporating:

- Carpets
- LED lighting
- Raised Floor
- Double glazing
- Male, Female & Accessible WCs
- Fitted kitchen
- 5 Person Platform Lift

Externally, there is above average car parking provision in shared car park of approximately 17 spaces, 1:225 sq. ft

## ACCOMMODATION

The property can provide suites with the following approximate net internal areas:

130 m<sup>2</sup> (1,400 sq ft) to 356 m<sup>2</sup> (3,832 sq ft)

## TERMS

The offices are available To Let by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed at a rental based on £10.50 psf.

## BUSINESS RATES

The first floor is currently assessed at £39,250. Once subdivided a reassessment will need to occur.

We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate has been assessed as C (65). A copy can be made available on request.

## VIEWING

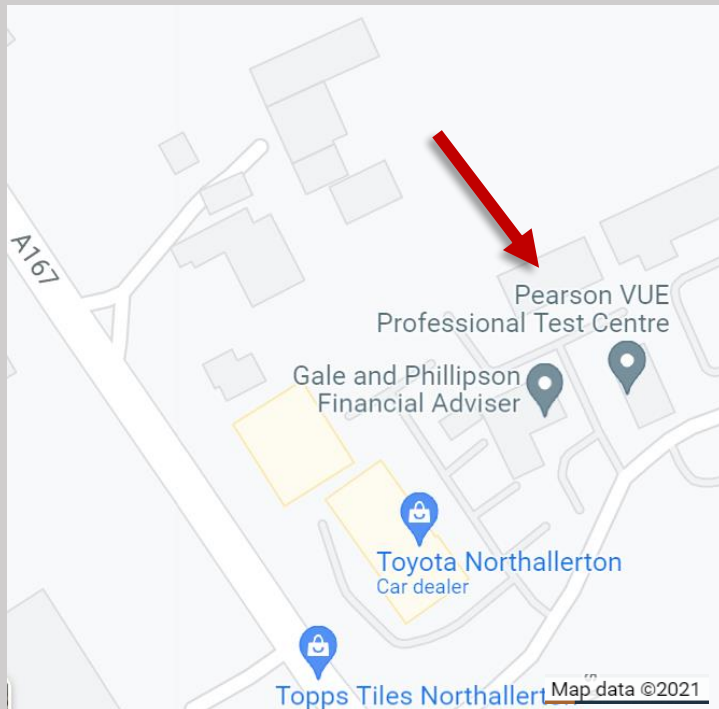
Strictly through the agents Connect Property North East:

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