



# FOR SALE

## Modern Office

**Unit 2 Omega Business Village, Thurston Road  
Northallerton  
DL6 2NJ**

- Popular Market Town of Northallerton
- Established Business Park location
- Two Story Office with lobby and WCs
- Good on-site Car Parking
- Approximately 125 sq m (1,345 sq ft)
- Producing £10,500 pa until 3<sup>rd</sup> August 2028
- Early Vacant Possession Available

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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 Omega Business Village to the north of the town centre which accommodates a wide variety of national and local occupiers.

## DESCRIPTION

The premises provide a two storey self-contained office finished to an above average specification incorporating Cat II lighting, perimeter trunking, convector heating, fully carpeted, UPVC double glazing, suspended ceilings and male/female and disabled WC's.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate has been assessed as D. A copy can be made available on request.

## EXISTING LEASE

The property is subject to a lease dated 4<sup>th</sup> August 2025 for 2 years ending 3<sup>rd</sup> August 2028 at a passing rent of £10,500 exclusive.

The tenant has indicated that they will surrender the lease early. SA copy of the lease is available upon application.

## TERMS

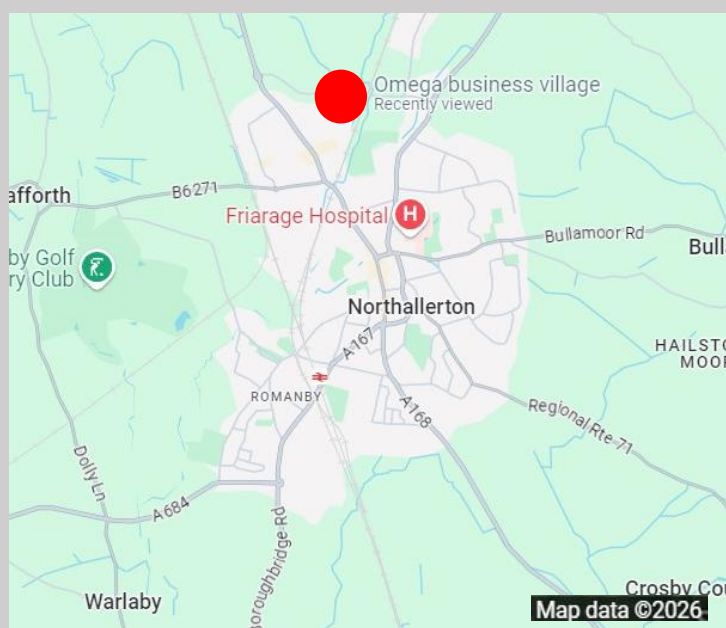
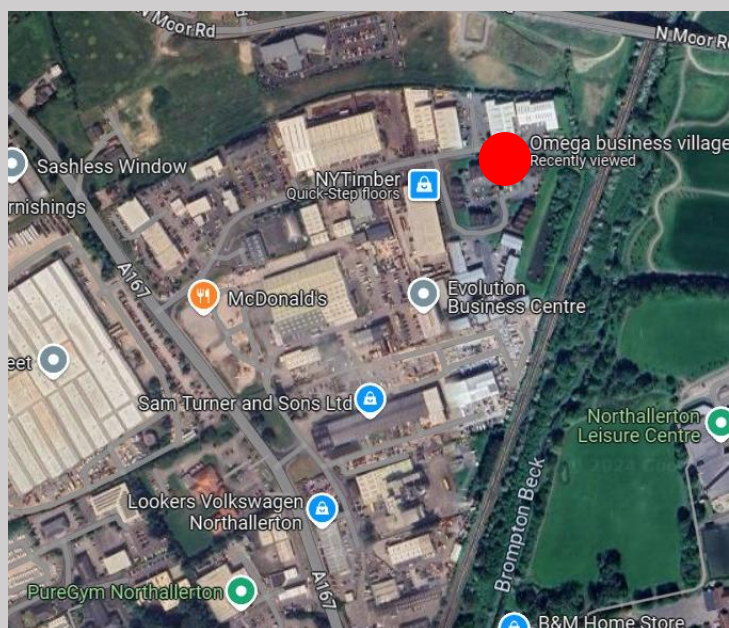
The property is available for sale with vacant possession at an asking price of 120,000 plus vat.

## VIEWING

Strictly through the agents Connect Property North East:

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