

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

Well Secured Office Investment

Lot 3

£49,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	229.4 sq m	NORTH YORKSHIRE COUNTY COUNCIL t/a The Trading Standards Agency (1)	5 years from 02/10/2016 on a full repairing and insuring lease (2)	£49,000	01/10/2021
First	Office	229.4 sq m				
Total		458.8 sq m			£49,000	

(1) North Yorkshire County Council have been in occupation of the unit since at least 2003.

(2) The lease provides a tenant only option to determine any time after 01/10/2019 subject to six months' notice.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Key Details

- Let to North Yorkshire County Council t/a Trading Standards
- Forms part of the established Northallerton Business Park
- Nearby occupiers include NFU Mutual, JT Atkinson and Speed Clad
- Parking rights for approximately 15 cars

On Behalf of Receivers



Location

Miles: 37 miles south of Durham
15 miles north of Leeds

Roads: B6271, A167, A1

Rail: Northallerton Rail

Air: Durham Tees Valley Airport, Leeds Bradford Airport

Situation

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. Nearby occupiers include NFU Mutual, JT Atkinson and Speed Clad.

Description

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

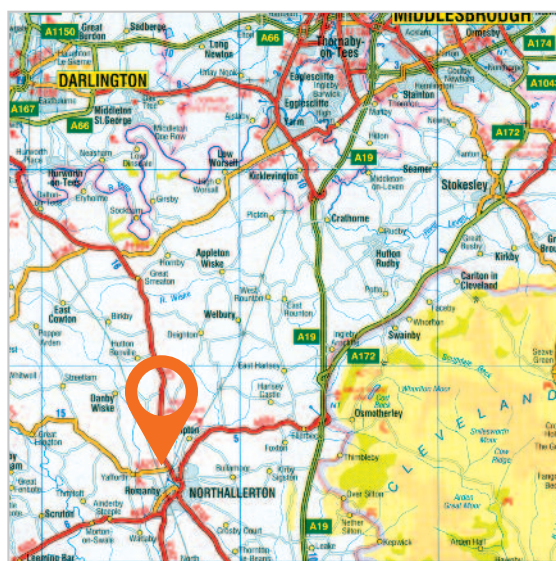
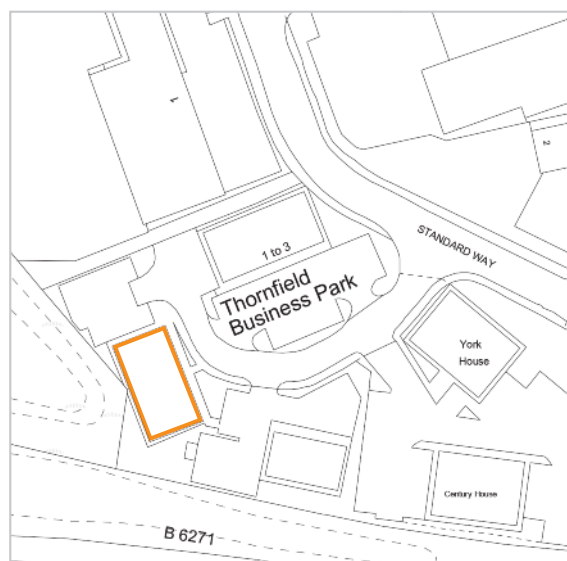
Tenure

Long Leasehold. 150 years from completion of the sale at a peppercorn rent. Please refer to the legal pack and Special Conditions for more information.

VAT

VAT is applicable to this lot.

Six Week Completion



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