

Lot 60

£15,695.40 per annum exclusive (subject to note 1)

Unit 2 Thornfield Business Park, Standard Way, Northallerton, North Yorkshire DL6 2XQ

Modern Office Investment



Key Details

- Entirely let to Richmond Contracts Projects Limited
- Forms part of the established Thornfield Business Park
- Nearby occupiers include NFU, The Trading Standards Agency, JT Atkinson and Speed Clad
- Parking rights for approximately 8 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 fronting Standard Way, which links to the B6271. Nearby occupiers include NFU Mutual, JT Atkinson and Speed Clad.

Description

The property comprises an office building with ground floor reception area and office accommodation on ground and first floors forming part of a larger office building. The accommodation benefits from car parking rights for approximately 8 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

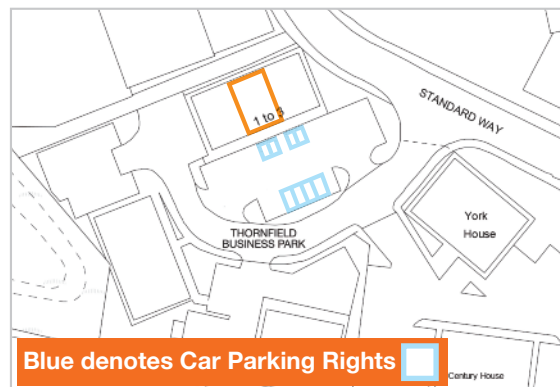
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	63.70 sq m	(686 sq ft)	RICHMOND CONTRACTS PROJECTS LIMITED	5 years from 01/04/2016 on a full repairing and insuring lease	£15,695.40 (1)	31/03/2021
First	Office	75.10 sq m	(808 sq ft)				
Total		138.80 sq m	(1,494 sq ft)			£15,695.40	

(1) The current rent is £11,033.40 p.a.x. increasing by £1,554 annually to £15,695.40 on 01/04/2020. The Seller has agreed to adjust the completion monies so that the unit effectively produces £15,696.40 p.a.x. from completion of the sale.

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.



Blue denotes Car Parking Rights



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