

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



Part-Let Office Investment in established Business Park

- Detached modern office building.
- Ground Floor let to established covenant at £22,040 p.a.
- First Floor vacant- suitable for owner occupation/letting
- £400,000

Office

FOR SALE

2,509 sq ft

(233.09 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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

Summary

Available Size	2,509 sq ft
Price	£400,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

The accommodation comprises modern office space arranged over ground and first floors with dedicated on-site parking. The property occupies a prominent position within a well-established business park environment.

An attractive and part-let commercial investment opportunity generating income of £22,040.50 per annum through a lease with a high-quality tenant. The property comprises a business park office premises, with the ground floor let to CACI Limited. The first floor is vacant suitable for owner occupation or ready to be let to a new tenant.

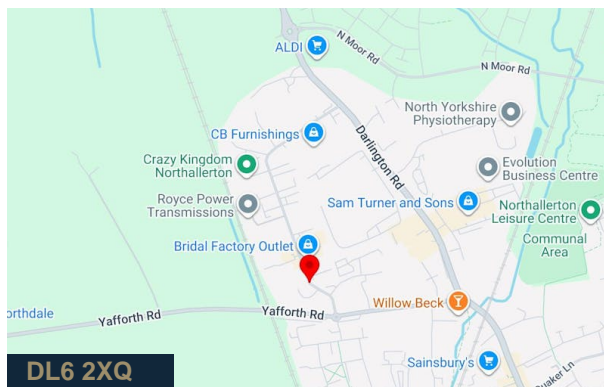
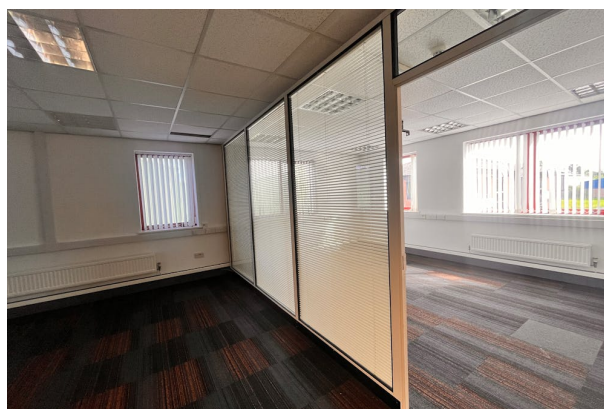
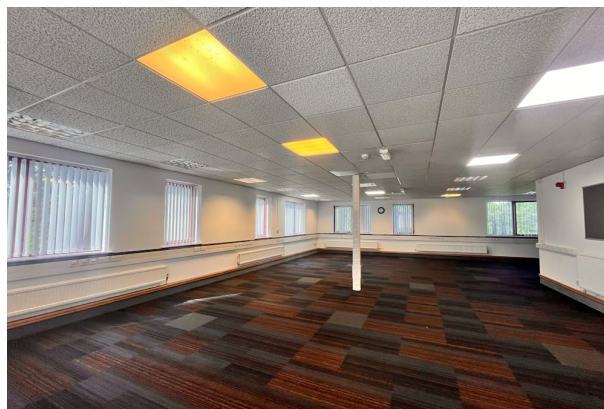
Location

The property is located within the business park located on Standard Way, Northallerton, easily accessed via the B6271. Northallerton town centre is located approximately 1 mile to the south-east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,593	240.90	Occupied
1st	2,509	233.09	Available
Total	5,102	473.99	



Viewing & Further Information

Helen Cox-Rawsley

(01423) 547313

hcr@montpellierproperty.com