



## Civic Centre, Stone Cross, Northallerton, DL6 2UU

Development opportunity (STPP) of 2.00 acres (0.81 ha) land and 47,000 sqft of purpose-built offices in Northallerton.

- 2.00 acres (0.81 ha) Land in Central Northallerton
- Considerable development potential (STPP)
- Excellent transport routes
- 47,000 sq. ft. purpose built offices
- Beside Northallerton Leisure Centre
- Offers due before 1pm Friday 30th April 2025

Summary

Available Size	6,676 to 47,940 sq ft
Rates Payable	£2.80 per sq ft
Rateable Value	£246,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	C (62)

Description

The Civic Centre offices in Northallerton, North Yorkshire, were built in 1981. They served as the headquarters for the North Yorkshire County Council. until 2017. The building forms an irregular “+plus” shape made up of 5 rectangular sections slightly off-centre to allow for a square pyramid-roofed central atrium. Spanning over three floors and 47,000 sq.ft. the building benefits from 7 entrance/exit doors on the ground floor.

The structure likely features a steel or concrete frame, with external walls constructed of red brick and glazing. The windows are typical of that era, appearing to be either aluminum or steel-framed and generally rectangular in shape with bay windows at each staircase.

The area in which we believe can be demised to a new owner whilst maintaining appropriate access to and from the Leisure Centre equates to approximately 2.00 acres (0.81 ha).

The building currently benefits from circa 140 white-lined tarmacadam car parking spaces.

Location

The subject property is located within the popular market town of Northallerton in North Yorkshire with its population of 13,308, an increase of 1.7% from 2011 when the population was around 89,100.

The town is near to the River Wiske in the Vale of Mowbray and serves as the administrative centre for York and North Yorkshire Combined Authority.

The property is located 21.60 miles (34.76 km) south of Middlesbrough with its population of 143,900 (2021 census), 16.00 miles (25.75 km) south of Darlington with its population of 107,800 (2021 census), 9.40 miles (15.13 km) north of Thirsk with its population of 4,998 (2011 census) and 9.50 miles (15.29 km) east of Bedale with its population of 3,285 (2021 census).

Northallerton is located between the A1(M) and A19, with Junction 51 being the closest, beside Leeming Bar Industrial Estate.


Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	22,145	2,057.34	Under Offer
1st	19,119	1,776.21	Under Offer
2nd	6,676	620.22	Under Offer



Viewing & Further Information



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