

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
- Potential to generate a total income of c.£45,000
- £400,000

Office

FOR SALE

2,509 sq ft

(233.09 sq m)



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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.

The property comprises a business park office premises offering an attractive and part-let commercial investment opportunity generating income of £22,040.50 per annum through a lease with a high-quality tenant CACI Ltd on the ground floor who have been in occupation since June 2022.

The first floor is vacant suitable for owner occupation or ready to be let to a new tenant. This could generate a further rental income of circa £23,000 totalling circa £45,000 p.a. + service charge (assuming the first floor is re-let at a low rent of £8.50 psf) totalling circa £45,000 p.a. + service charge for the building as a whole.

This reflects a low capital value of approximately £78 psf and a yield of circa 10.8 % after the deduction of the usual purchasers costs.

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.

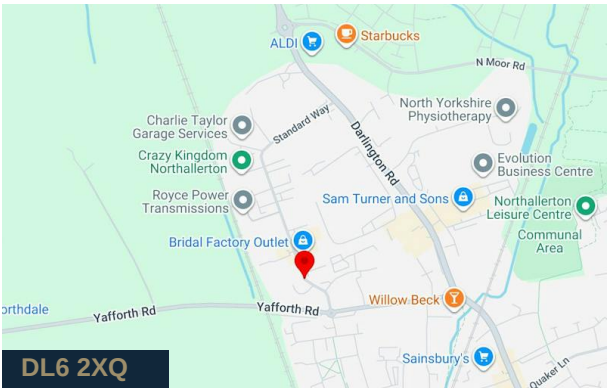
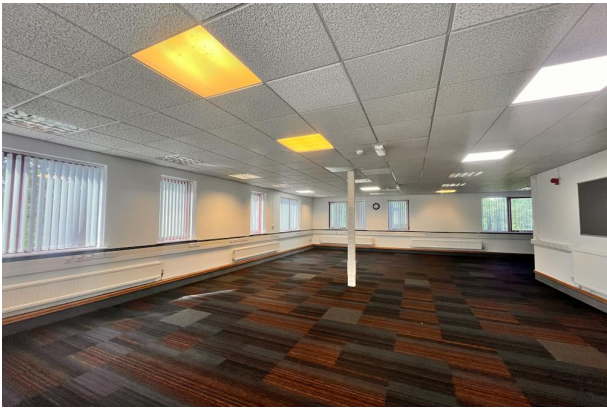
Accommodation

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	

Terms

The property is available freehold subject to the occupational lease on the Ground Floor (lease term end : 09/06/2028).



Viewing & Further Information

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