

**GROUND FLOOR, CARRICK HOUSE, THURSTON ROAD,
NORTHALLERTON, DL6 2NA**

TO LET - MODERN HIGH SPECIFICATION GROUND FLOOR OFFICES

****REDUCED TO £8 PER SQ FT
FOR A LIMITED PERIOD****

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

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LOCATION

Carrick House is situated on Thurston Road, on Northallerton Business Park, an established and popular business location situated just off the A167 Darlington Road on the northern edge of Northallerton.

Surrounding occupiers include a number of professional firms such as Easby Gale and Philipson, Kenneth Easby Accountants, North Yorkshire County Council together with other commercial occupiers such as Toolstation, Sam Turner and Toyota Northallerton

DESCRIPTION

The property comprises a suite of offices on the ground floor of Carrick House, accessed via a shared ground floor entrance lobby providing both stairs and a passenger lift to the first floor.

The offices are a mix of larger open plan areas, smaller meeting rooms with a staff / kitchen area, and male and female toilets.

The offices are of a good modern specification and benefit from air conditioning and raised floors incorporating power and data points. Externally, nine parking spaces are provided.

The landlord would consider splitting the space into smaller suites. Please contact us for further details.

ACCOMMODATION

The property comprises the following approximate net internal floor areas:

Offices:	196.79 sq m	2,118 sq ft
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PROPOSED TERMS

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

For a limited time, the property is available at an initial rent of £16,950 per annum.

RATEABLE VALUE

The premises have a current Rateable Value of £19,000.

Interested parties should contact Hambleton District Council to establish the precise level of rates payable.

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VAT

All prices quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transactions.

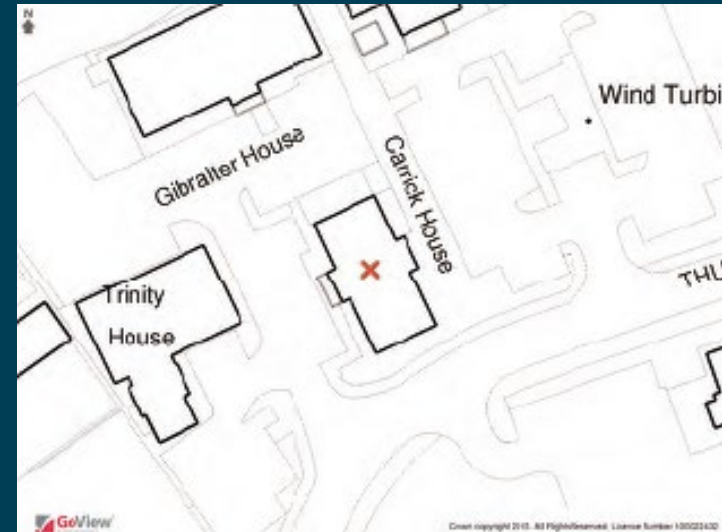
VIEWING

Strictly by appointment through this office

Richard Stevenson
Email: richard@thomas-stevenson.co.uk
Telephone Number: 01642 713303

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21/07/2022, 10:26

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

GROUND FLOOR
Carrick House
Northallerton Business Park
Thurston Road
NORTHALLERTON
DL6 2NA

Energy rating

D

This certificate
expired on: 2 May 2022

Certificate number: 0671-0332-6279-4224-0002

Property type A1/A2 Retail and Financial/Professional services

Total floor area 186 square metres

Rules on letting this property

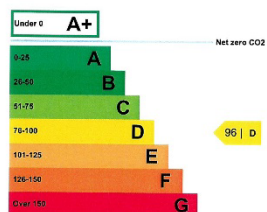
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 40 | B

If typical of the existing stock 107 | E

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

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Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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