

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

TO LET - MODERN HIGH SPECIFICATION OFFICES



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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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.

ACCOMMODATION

The property comprises the following approximate net internal floor areas:

Offices: 196.79 sq m 2,118 sq ft

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 at an initial rental of £22,250 per annum.

RATEABLE VALUE

The premises have a rateable value of £21,200.

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

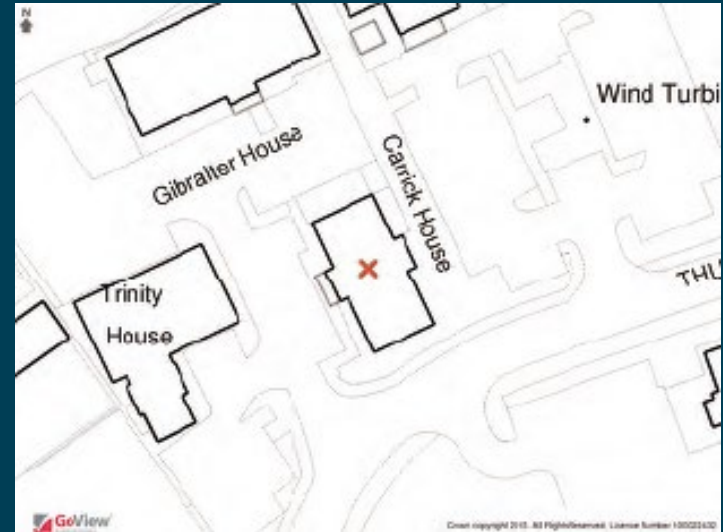
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21/07/2022, 10:26 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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
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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 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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0671-0332-6279-4224-0002?print=true>

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

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