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SURVEYORS

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FOR SALE

**OFFICE BUILDING
8,000 SQ. FT (743 SQ.M)**

**Gibraltar House
Northallerton
Business Park
Thurston Road
Northallerton
DL6 2NJ**

ENQUIRIES
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LOCATION

This property is located on a well-established business park location in a popular Market Town. Northallerton is a popular town on the edge of the North Yorkshire Moors approximately 20 miles south of Teesside and 25 miles north of York. Gibraltar House is located on Northallerton Business Park on Thurston Road just north of the town centre.

DESCRIPTION

The premises comprise of a detached modern office building which is currently split into a ground floor and first floor office.

The first floor is laid out with a large open plan area, kitchen, WC and 3 individual offices, with 2 access doors from the main staircase.

The property is finished to a good spec, including:

- Carpets
- LED Lighting
- Double glazing
- Raised floors
- Suspended ceiling
- CAT5 cabling & sockets on walls/floors
- Disabled WC
- Fitted kitchen
- Shared lift

Externally there is a large, shared carpark, including disability parking with lighting and landscaping.

Currently, the ground floor is occupied by a blue-chip tenant, who have been in situ for 11 years retuning £48,000 per annum plus VAT. The first floor is currently vacant. However, this too could return £48,000 per annum plus VAT.

The tenants pay an additional Estate Service charge for the common estate.

TENURE

The freehold interest is available for purchase for £1,195,000 OR the landlord would look at a rental of the first floor terms to be negotiated.

VIEWINGS

Viewings are to be arranged with the retained agents or our joint agents Magnum Properties

LEGAL COSTS

Each party shall bear their own legal costs within this transaction. Should any party decide to withdraw for any reason once the legal process has begun the party withdrawing shall bear the full costs of the other side incurred to that point.



DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.
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