

## To Let

**11 Omega Business Park, Thurston Road, Northallerton,  
North Yorkshire DL6 2NJ**



- **Modern office building.**
- **Ground & First floor office suites.**
- **Dedicated and overflow parking spaces**
- **Flexible lease terms.**
- **126m<sup>2</sup> (1,350sqft) may divide**

**01642 791390**

[www.jackson-partners.co.uk](http://www.jackson-partners.co.uk)

## Situation

Northallerton is a bustling market town and the administrative centre for North Yorkshire. A popular location for tourists business and commuters it has excellent communication links being close to the A1(M) & A19 and a main station on the east coast railway line, provides excellent access throughout the region.

Northallerton is one of North Yorkshires premier business locations accommodating a number of international and national companies as well as a range of successful local businesses.

The premises are prominently positioned within the Omega Business Village a popular location accommodating a range of professional businesses.

## Description

The premises provide two storey self contained offices finished to an above average specification incorporating suspended ceilings with Cat 11 lighting UPVC double glazing, perimeter trunking for power and data, convector heating, male/female and disabled WC's and kitchen facilities on ground and first floor. The premises have been partitioned to provide open plan and office/meeting space.

Externally in the landscaped grounds are 4 dedicated parking spaces plus additional shared spaces.

## Accommodation

We calculate that the premises provide the following approximate net internal areas.

### Ground floor

Office 64m<sup>2</sup> (690sqft)  
Plus entrance/reception area with WCs

### First floor

Office 62m<sup>2</sup> (660sqft)

**Total 126m<sup>2</sup> (1,350sqft)**

Externally 4 dedicated spaces plus communal parking.



## Business rates

We recommend that interested parties speak with the local rating department to confirm the precise rates payable, if any, as occupiers may be eligible for the Governments small business rates relief scheme.

## Terms

The premises are available to let by way of a new effective full repairing and insuring lease, for a term of years and rent to be agreed.

## VAT

We are advised that the premises are VAT registered and therefore VAT will be charged at the prevailing rate.

## EPC

A copy of the certificate is available upon request.

## Legal Costs

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

## Viewing and Further Information

Strictly via sole agents Jackson & Partners

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