



UNIT 8 CONCEPT BUSINESS COURT

Allendale Road, Thirsk, YO7 3NY



GSC GRAYS

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UNIT 8 CONCEPT BUSINESS

Allendale Road, Thirsk, YO7 3NY

A recently renovated commercial unit located on the outskirts of Thirsk.
Leeds 40 miles, York 22 miles, Teesside 26 miles, Darlington 25 miles.

Modern, office property

Off-street parking

Prominent location

Established commercial location

Recently upgraded

Excellent transport links

Popular market town



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Situation and Amenities

Unit 8 Concept Business Court is ideally located on the edge of the popular market town of Thirsk, very close for the A19 and A168, providing excellent transport links to the surrounding area. It is sited within an established commercial location, with surrounding users comprising a mix of office, leisure and retail, occupied by both local and national businesses.

Description

Unit 8 comprises a good sized, modern office property, set over two storeys and offering flexible office accommodation. The property is located in a prominent position, with allocated off-street parking and nicely presented workspaces, part sub-divided which allows for varied occupation. It benefits from mains connections to electric, gas, water and drainage, with gas-fired central heating connecting to radiators throughout. Recently upgraded and re-decorated, the NIA (Net Internal Area) extends to circa 132 sqm / 1421 sqft over the two floors, with wc facilities to ground floor and first floor, plus a useful kitchen / staff area. Externally, there is allocated parking, with the location offering excellent transport logistics via the A19 and A618.

Rent and Deposit

Rent is £13,000 per annum excluding VAT. VAT is chargeable on the rent at the prevailing rate of 20%. Total rent including VAT is £15,600. Deposit is £1,100 excluding VAT (£1,320 including VAT). Fixtures and Fittings are included within the lease agreement.

Lease Term

A new FRI (Full Repairing and Insuring) lease is to be offered, on negotiable terms.

Business Rates

The current rateable value is £13,750 per annum (effective from the 1st April 2023).

Services

Mains connections to electricity, gas, drainage and water, with gas-fired central heating.

Local Authority

North Yorkshire County Council

Area, Measurements & Other Information

All areas, measurements and other information have been taken from various records and believed to be correct but intending purchaser (s) should not rely on them as statement of fact and should satisfy themselves as to their accuracy. A full copy of the recent commercial EPC (Energy Performance Certificate) is available on request from the agents.

Wayleaves, Easements, and Rights of Way

Unit 8 is let subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, and easements, quasi-easements and all wayleaves or conveyance whether disclosed or not.

Viewings

By appointment via GSC Grays.

Particulars and photographs

Particulars written in February 2024. Photographs taken December 2023.



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Approximate Gross Internal Area
1862 sq ft - 173 sq m

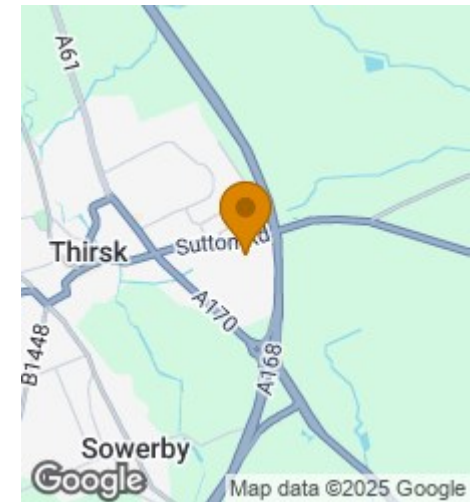


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.