



THURSTON ROAD, NORTHALLERTON

£110,000



Northallerton  
Estate Agency



# Thurston Road

Northallerton, DL6 2NJ

**TWO STOREY SELF CONTAINED OFFICE UNIT WITHIN THE OMEGA BUSINESS VILLAGE IN NORTHALLERTON.**

- SELF CONTAINED OFFICE UNIT
- CAR PARKING SPACES
- TWO FLOORS
- FRESH AIR SYSTEM
- GOOD LOCATION
- MODERN
- CLASS B1 OFFICE CONSENT



Omega Business Village is situated on the north western side of Northallerton adjacent to the A167 Darlington Road. Unit 19 is an office unit with convector heating, suspended ceilings and category 2 lightning. The offices are fully carpeted. The unit enjoys two toilets with one being fully accessible with an emergency cable. There is a downstairs kitchen with base and wall cupboards and sink unit. There are two large open plan office spaces over two floors with the upstairs area enjoying a meeting room sectioned off with frosted glass panelling.

## VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

## TENURE

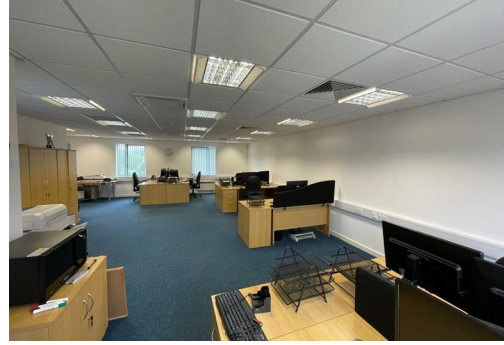
Leasehold

## SERVICES

Mains water, electric and drainage.

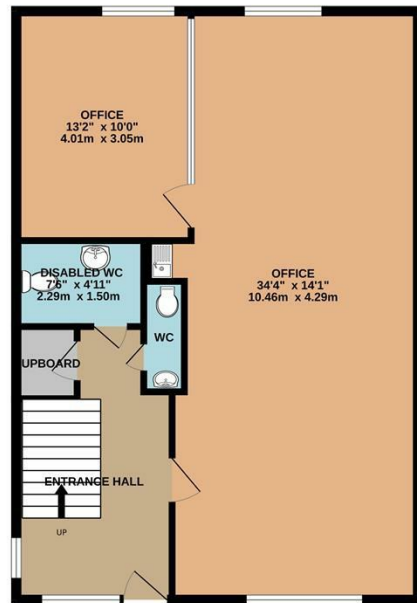
NYCC BUSINESS COUNCIL TAX BAND - TBC

SERVICE CHARGE - £500 per Annum

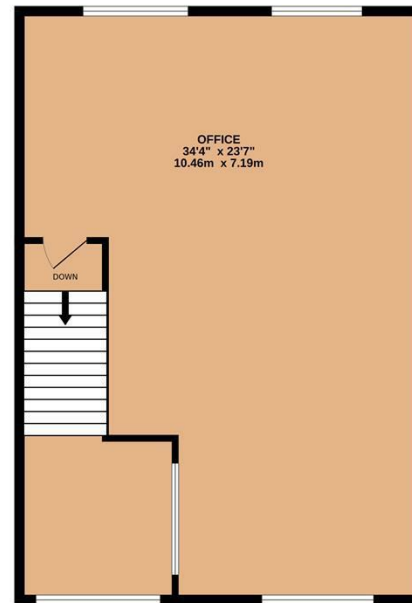


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
778 sq.ft. (72.2 sq.m.) approx.



UNIT 19 OMEGA BUSINESS VILLAGE NORTHALLERTON DL62NJ

TOTAL FLOOR AREA: 1555 sq.ft. (144.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
100-120 kWh/m <sup>2</sup> per year	A		
81-100 kWh/m <sup>2</sup> per year	B		
61-80 kWh/m <sup>2</sup> per year	C		
41-60 kWh/m <sup>2</sup> per year	D		
21-40 kWh/m <sup>2</sup> per year	E		
1-20 kWh/m <sup>2</sup> per year	F		
0-20 kWh/m <sup>2</sup> per year	G		

EU Directive 2002/91/EC  
England & Wales

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
  - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
  - Any plans may not be to scale and are for identification purposes only.
  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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