

TO LET
UNIT 7 MOXON COURT
THURSTON ROAD
NORTHALLERTON



MODERN HIGH SPEC BUSINESS UNIT
TOTAL FLOOR AREA 657m² (7,071ft²)

RENT FROM ONLY £4/ft²

LOCATION

The site is strategically located on the well established Northallerton Business Park situated on the north western outskirts of Northallerton Town Centre and benefits from excellent communication links via the adjacent A167 Darlington Road.

Specifically the unit forms part of the Moxon Court development on Thurston Road which comprises of high quality business units suitable for B1, B2 and B8 uses.

DESCRIPTION

This business unit comprises modern warehouse and office space finished to a high specification. The warehouse is accessed via two full height electrically operated roller shutter doors as well personnel access direct from the offices and benefits from high bay sodium lighting with a minimum eaves height of 7m. In addition there is a dedicated warehouse WC and staff facility.

The offices are split over two floors and are finished to a high standard being fully fitted incorporating suspended ceilings with integral lighting, electric heating, tea stations and perimeter trunking in situ. WC facilities are located on both ground and first floor.

Externally there is ample designated car parking along with good loading areas.

ACCOMMODATION

(All measurements are approximate and given in accordance with the RICS Code of Measuring Practice)

Warehouse:	454m ²	(4,884ft ²)
Offices:	203m ²	(2,187ft ²)

SERVICES

We understand that the premises benefit from mains water, drainage and a 3 phase electricity supply.

RENT & LEASE TERMS

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Initial quoting rent is based on **£4 per ft²** exclusive of VAT (if applicable) and all other outgoings.

BUSINESS RATES

Interested parties should make their own enquiries directly to the Local Rating Authority, Hambleton District Council on 01609 779977.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with this transaction.

VIEWING

Viewing is strictly by appointment through the Sole Agents:

Chris Herron - 01609 770677

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