



TO LET - FIRST FLOOR OFFICE SUITES (Approx 442 – 2,203 SQ.FT)

Suite 1
121-123 High Street
Northallerton,
DL7 8PQ

- Modern Office Suites
- Potential for £0 Business Rates
- Secure, Dedicated Rear Car Park
- Intercom Entry System
- Air Conditioning



**malcolm
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DESCRIPTION

The property comprises 3 modern office suites of varying sizes with air conditioning and carpeted flooring together with shared WC and kitchenette / staff facilities. The office benefit from intercom access from the front onto the High Street and rear into the private dedicated car parking.

The suite is located in Northallerton, which has a population of around 20,000, is the county town of North Yorkshire. It is an important market town, with an extensive catchment area and is popular with visitors nestled in between the Yorkshire Dales National Park and the North York Moors National Park. The town enjoys easy access to the A1 and A19 Trunk Roads and lies on the main East Coast London to North-East and Edinburgh Railway Line. High Street, Northallerton is home to a wide range of national, regional and local retailers including Boots, Argos, Betty's Café and Bakers Department Store as well as a number of Banks and Building Societies. Market days are Wednesdays and Saturdays.

TERMS

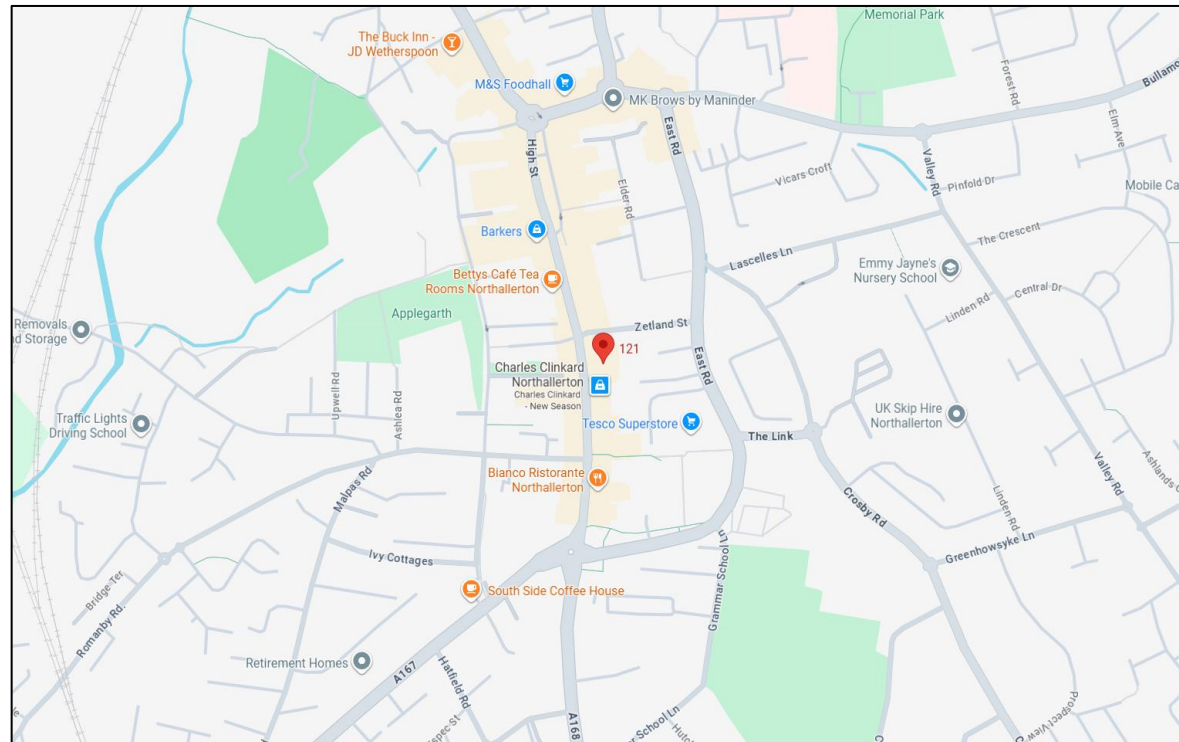
The suites are being marketed on effective FRI terms at the rentals (displayed within the table) for a number of years to be negotiated. Service Charge / Insurance applicable.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
01937 530853
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Accommodation	Size – Sq.Ft	Rent - per annum	Rateable Value	EPC
Suite 1	614	£7,500	£4,700	C59
Suite 2	442	£5,500	£3,800	B42
Suite 3	1,147	£11,500	£8,000	C60
Total	2,203	£22,000	N/A	N/A



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared September 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.