

**FIRST FLOOR OPEN PLAN  
UNIT**

**£9,500 PA**

## **Description**

Phoenix House is a modern two storey building with a shared staircase, and lift access. We now have an opportunity to offer for rent, a versatile commercial unit with the potential to accommodate a variety of different businesses within Phoenix House.

The property is situated 2.7 miles from junction 31 of the M1 motorway , located within a well established commercial location with good transport links. Unit B sits on the first floor of Phoenix House, which houses three units in total. Unit B, measuring 910 sq ft also benefits from a communal kitchen, four communal toilets and a communal disabled lift. Outside there is a large secure communal carpark which would accommodate over 20 vehicles

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

## **Business Rates**

Rateable Value: TBC

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

## **VAT**

The property is elected for VAT.

## **Legal Costs**

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

All mains services are connected to the property.

Service charge is applicable, details available on enquiry.

## **Viewing**

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



OFFICE FLOOR  
910 sq.ft. (84.5 sq.m.) approx.

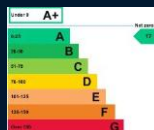


**TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.**

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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