



For Sale/ To Let

Fantastic,
individual office
suites available to
rent or purchase

**Lincoln House
Ashbrooke Park
Lincoln Way
Aviation Way
Sherburn in Elmet
West Yorkshire
LS25 6NB**



- Superb, self contained two storey office building
- 1,171 - 9,044 sq ft consisting of eight individual well appointed unit
- An opportunity to purchase your own office
- Also available to rent on all inclusive, flexible leases
- Excellent car parking facilities which includes a cycle park

Location

Ashbrooke Park is situated on the corner of Lincoln Way and Aviation Way, on the fringe of the historic market town of Sherburn-in-Elmet. Ashbrooke Park provides an excellent opportunity to acquire brand new office space within close proximity to the region's major communication routes.

The Park is accessed directly off the B1222 Bishopdyke Road, close to its junction with the A162 Sherburn and South Milford by-pass. The A1(M) trunk road is situated approximately 3 miles to the west, via the B1222.

Sherburn-in-Elmet's access to local and national motorway networks offer easy access to the region's leading town and cities.

Leeds	16 miles
York	18 miles
Doncaster	23 miles
Selby	13 miles
Wakefield	21 miles

Description

Ashbrooke Park comprises a new, self contained, two storey office building, with a feature entrance and double height glazed reception.

The accommodation has been uniquely designed to provide 8 individual suites, which can also be combined to satisfy larger requirements of up to 12,188 sq ft.

The building has been designed to ensure maximum flexibility and efficiency for occupiers with shared use of a single, high quality core area. The development also includes a cycle park facility.

Accommodation

The premises will benefit from the following approximate net

UNIT	SQ M	SQ FT
G1	165.30	1,779
G2	Let to Everlast Solutions	
G3	Let to Meadow Bank Care Homes	
G4	108.78	1,171
F5	165.30	1,779
F6	165.30	1,779
F7	126.80	1,365
F8	108.78	1,171

Specification

- Suspended Ceilings
- Recessed LG3 lighting
- Perimeter Trunking
- Electric thermostatically controlled heaters
- Double glazed windows
- Lift
- Feature reception
- Full DDA compliance
- 36 car parking spaces

Terms

The property is available on a freehold or leasehold basis. Each suite is available to purchase on an individual basis whilst various suites can be connected to create larger offices to suit all requirements.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the preparation and completion of legal documentation.

For further information or an appointment to view please contact:

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SUBJECT TO CONTRACT

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