



# FSS

QUALITY TRUST VALUE

Suite 7 Somerset House  
Low Moor Lane, Lingerfield  
Knaresborough, HG5 9JN



**ALL-INCLUSIVE OFFICE  
SUITE – FLEXIBLE TERMS**

**Rent £5,100 PA**

## **Description**

Two first floor office suites available to lease within Somerset House.

Suite 3 - £350pcm

Suite 6 - £250pcm

Somerset House is a modern purpose built, two storey building comprising a number of offices appealing to a variety of purposes/occupiers.

The suite is available to lease on new, flexible terms to be negotiated.

The rental figure are all inclusive and include; buildings insurance, external maintenance and repairs, as well as all utilities including: water, electric and oil.

Please refer to the floorplan for position of the suite on the floor.

There is plentiful on-site parking.

## **Location**

Low Moor Lane in Lingerfield is a picturesque and tranquil location nestled in the heart of the Yorkshire countryside. Whilst the location offers a peaceful setting its also conveniently located near essential amenities. The town of Knaresborough is just a short drive away, providing access to shops, schools and healthcare facilities.

## **Terms**

Leasehold. The suites are available to lease on new, flexible terms to be negotiated.

## **Rateable Value**

Rateable Value: TBC.

Uniform Business Rate for 2025/64: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC 01423 500600. FSS will accept no liability for any changes to business rates.

## **VAT**

There is no VAT payable.

## **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**

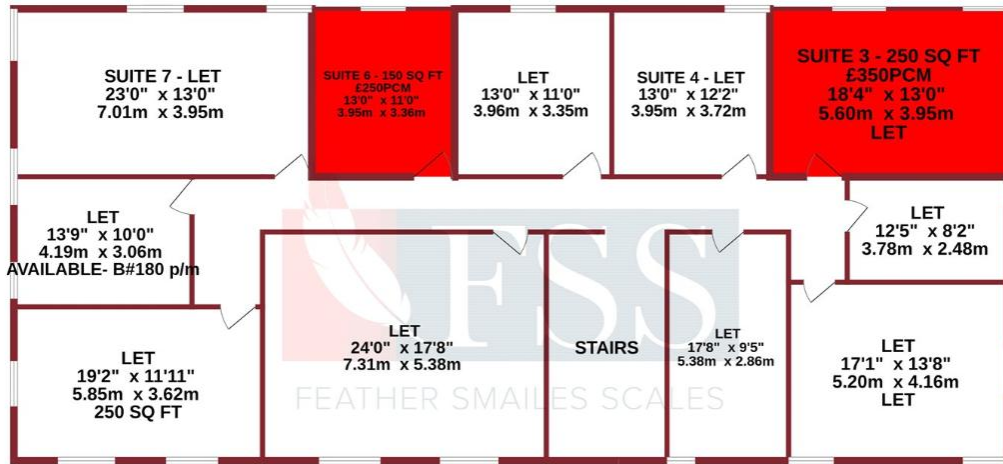
All mains services are connected to the property.

## **Viewing**

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



**1ST FLOOR**  
**2295 sq.ft. (213.2 sq.m.) approx.**



TOTAL FLOOR AREA : 2295 sq.ft. (213.2 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.  
 Made with Metropix ©2020

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

**IMPORTANT NOTICE:** 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. **VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

01423 229713  
 www.fssproperty.co.uk  
 commercial@fssproperty.co.uk  
 8 Raglan Street  
 Harrogate  
 North Yorkshire  
 HG1 1LE

