

TO LET

SMALL GROUND FLOOR OFFICE WITHIN PROMINENT AND ACCESSIBLE BUSINESS PARK ON A19



UNIT 2 SHIRES BRIDGE BUSINESS PARK EASINGWOLD YO61 3EQ

Approx 450 sq ft (41.8 sq m) in total

- Flexible lease term
- Rent £540 pcm inclusive of all utilities & business rates
- Parking
- General office/meeting room/kitchen facilities
- High Speed Fibre Optic Broadband (up to 100Mb)

LOCATION

The property is located on the south side of Easingwold, situated on the A19 approximately midway between York and Thirsk. Shires Bridge Business Park is an established business development for Easingwold and occupies an excellent and very prominent edge of town position with immediate access to the busy A19.

DESCRIPTION

The available office space forms part of the ground floor of this modern business/warehouse unit, providing 1 general office suitable for 4/5 work & desk stations, a separate entrance & storage and a fully fitted kitchen and break out area.

TERMS

The unit is available to let on a term to be agreed at an all inclusive rent of £6,480/£540pcm.

VAT

The property is registered for VAT which will be payable on all outgoings associated with the new proposed lease.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

EPC

The full report is available upon request.

FURTHER INFORMATION / VIEWING

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