

# EDDLETHORPE, YORK

YO17 9QT



## OFFICE BUILDING

- **Excellent Location**
- **Good access to major routes**
- **Versatile space**
- **Large parking area**
- **Picturesque setting**
- **Good range of features**

## TO LET

### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

## LOCATION

The property is situated set back from the road that links Malton & Norton with Pocklington to the east of York. The market town of Malton is nearby which provides a wide range of amenities and services including excellent rail and bus links, a good variety of shops and eating establishments and a wide cross section of businesses including professional services.

The property offers a tranquil working environment in stunning grounds yet only a short drive from the A64 between York and Malton. The A64 provides direct links to Scarborough, Leeds and the A1(M). The Yorkshire Coastliner Bus service provides excellent public transport links between Leeds and the Yorkshire Coast, the towns and cities in between.

Malton and York have superb rail connections enabling London to be reached in less than 2½ hours

## DESCRIPTION

The subject property is an attractive L-shaped former farm building of stone construction which has been well designed and converted into spacious office facilities over 2 floors. It provides characterful open plan and individual office space with a range of modern office fitments. The offices are supplemented by a storage area that could also be upgraded into further office space.

The property is laid out to provide a reception which leads to the afore mentioned store area and to an open plan office which in turn leads to 2 managers offices.

There are 2 staircases connecting to 2 separate open plan office areas, one of which has been used as a staff rest room.

The property is provided with WC and kitchen facilities.

Externally, the property has shared rights of access and there is a good sized car park.

The building has mains supply of electricity and water and drains into a Klargest tank.

## FLOOR AREA

We believe the property has strict net floor areas of approximately;

Ground Floor -	2,307 sq ft
First Floor –	1,246 sq ft
<b>Total -</b>	<b>3,553 sq ft</b>

Subject to conditions, the property can be divided into smaller suites. Please contact the agents for details.

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## **ASKING RENT**

£39,500 per annum.

Please contact the agents for details of rents for smaller suites.

## **RATEABLE VALUE**

Please make enquiries with the Local Authority. Ryedale District Council 01653 600666

## **SERVICES**

Mains electricity and water are available to the property. Drainage is by way of a Klargestor system.

## **VAT**

Unless otherwise advised interested parties should assume that the rent will be subject to VAT at the applicable rate.

## **VIEWING ARRANGEMENTS**

The property can be inspected by prior arrangement with the agents.

## **FURTHER INFORMATION**

For further information, including floor plans, please contact the Agents on [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002 / 01904 692929.

Subject to contract 060318

**MCBEATH PROPERTY CONSULTANCY LIMITED**

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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**M|P|C**

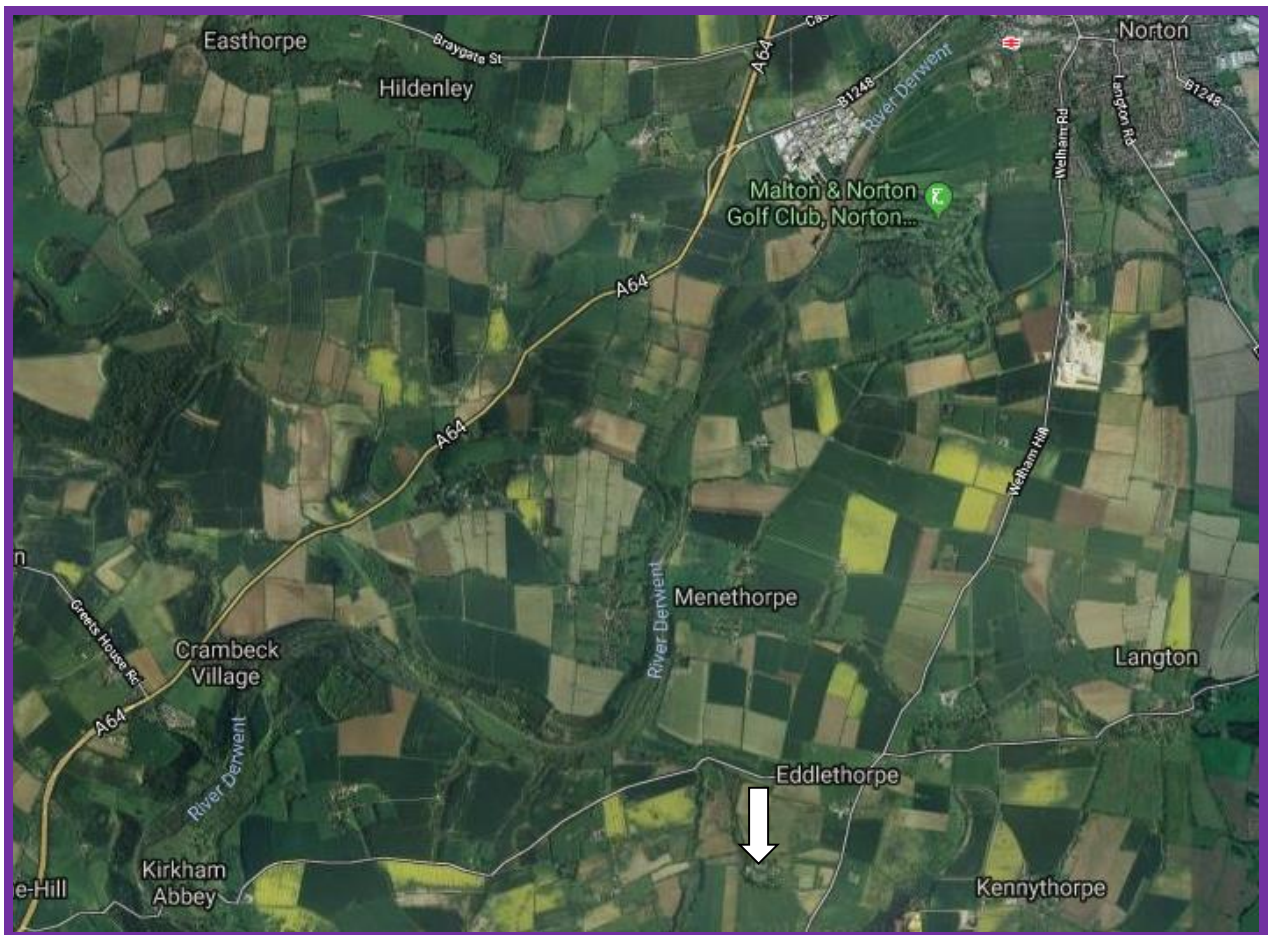


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