

On behalf of Thomas's of York

**OFFICE BUILDING
Plus external space**

SAWMILL LANE, HELMSLEY



A rare opportunity to acquire self contained office premises in the sought-after market town of Helmsley, North Yorkshire

- **SELF-CONTAINED BUILDING**
- **UNDERGOING UPGRADING WORKS**
- **ATTRACTIVE EXTERNAL AREA**
- **WELL PROPORTIONED OFFICE ROOMS**
- **KITCHEN and W.C.s**
- **MAY SUIT ALTERNATIVE USES (Subject to planning)**

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.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

LOCATION

The property is situated on Sawmill Lane Industrial Estate on the outskirts of the historic and sought-after market town of Helmsley. Helmsley's town centre is within easy walking distance. The Property can be accessed from Station Road.

Helmsley is situated on the A170, which provides a connection between the Yorkshire coast at Scarborough to Thirsk, the A19 and the A1, offering excellent road links.

The town has a well-established and strong economic profile, thanks to highly-regarded employers, such as Thomas the Baker, Bisca, Duncombe Sawmill Limited, Duncombe Park Estate and North York Moors Park Authority.

Sawmill Lane is the main and best-established industrial estate in Helmsley, comprising a wide range of units and occupiers. Plans under the Local Development Framework are in hand for a major extension to the Industrial Estate.

DESCRIPTION

The property comprises a single storey building that is laid out internally to provide an entrance reception area that leads to good sized office rooms, plus a kitchen and W.C.s.

The property will benefit from the following features;

- New central heating boiler would be installed outside the building.
- All windows to be replaced with double glazed units.
- Ceilings, walls, doors repaired or replaced as necessary to a good standard.
- Hardwearing vinyl flooring to be laid throughout.

Externally there is an attractive garden area and car parking will be provided on site.

FLOOR AREAS

The offices provide an approximate net internal floor area of 139.4 sq m (1500 sq ft)

SERVICES

The site is connected for mains electricity (including 3-phase), gas, water and drainage.

RATEABLE VALUES

To be assessed.

TERMS

We are instructed to offer the property on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £15,000 per annum.

VAT

IMPORTANT NOTICE The rent is subject to VAT at the applicable rate.

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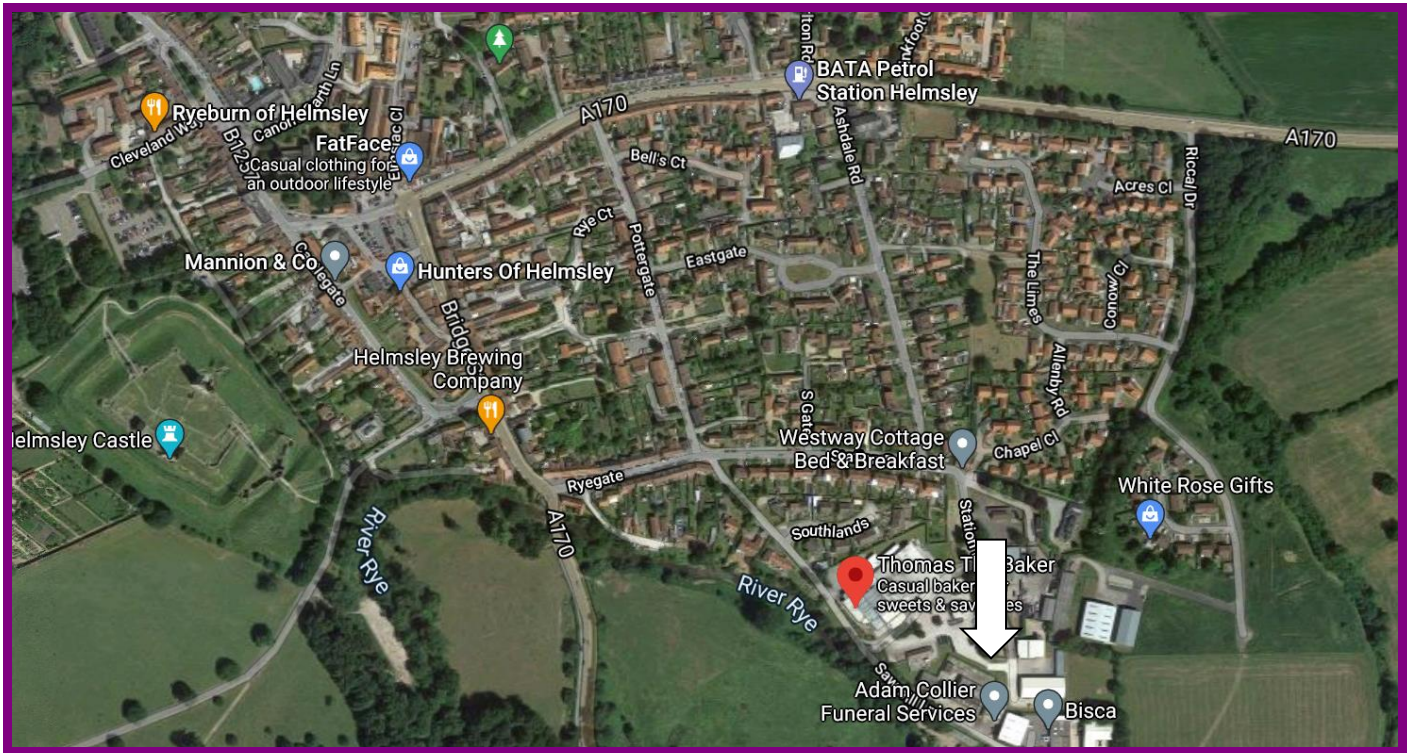
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FURTHER ENQUIRIES

We are able to arrange a site visit. Please contact the Sole Agent.

andrew@mcbeathproperty.co.uk or 07725 416002

Subject to Contract 121020



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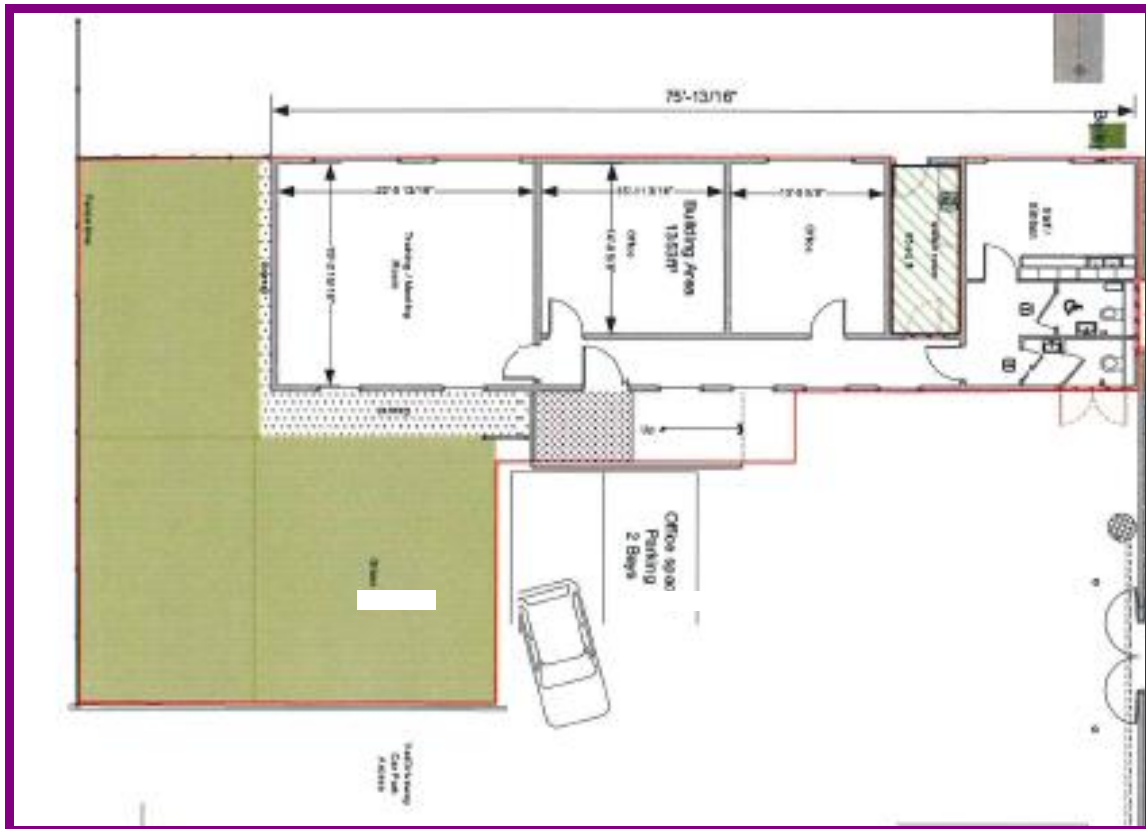
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Indicative layout for guidance purposes only

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