

EVERGREEN HOUSE, OUTGANG LANE
PICKERING, YO18 7JA
North Yorkshire



OFFICE AND BUSINESS UNITS

- A range of differently sized suites
- Distinctive building in spacious setting
- Shared kitchen/canteen/WCs
- Quirky break out/informal meeting space
- Furnished options available
- Accessible to major routes

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

M|P|C

LOCATION

The property is situated in a private yet easily accessible location with direct road connection to Thornton Road on the outskirts of Pickering. The adjacent Thornton Road Industrial Estate is Pickering's most established and largest industrial area, comprising a range of uses including industrial, office, car showroom, trade warehouse and leisure.

Pickering is an attractive market town at the foot of the North York Moors that has a diverse economy with employers from the tourism, agriculture and more recently the hi-tech and advanced engineering sectors.

Road and public transport access is very good with the A170 and A169 roads connecting to major regional routes. The nearby town of Malton provides rail links to York and the rest of the country with London reachable in less than 2hrs 30 minutes.

DESCRIPTION

We are offering furnished office suites in a range of sizes that are ideal for small businesses and enterprises. The rooms could be suitable for other uses, for example health practitioners (subject to planning as appropriate).

There are excellent on site facilities including WCs, fitted kitchen/canteen, and a distinctive central break out area that could be used for informal meetings.

Externally there is a good sized car park and pleasant lawned areas.

UNIT FLOOR AREAS

1	132 sq ft	6	130 sq ft
2	133 sq ft	7	264 sq ft
3	133 sq ft	8	486 sq ft
4	200 sq ft	9	132 sq ft
5	132 sq ft	10	303 sq ft

Units can be combined and storage space may also be available.

Please contact the agents for current availability.

LEASE TERMS

The units are available on inclusive tenancy arrangements at a cost of £22.50 per sq ft plus VAT. This charge will include rent, utility bills, management charge, buildings insurance and maintenance and waste disposal. Tenants will be responsible for their own business rates. Small businesses may be eligible for rates relief.

FURTHER INFORMATION

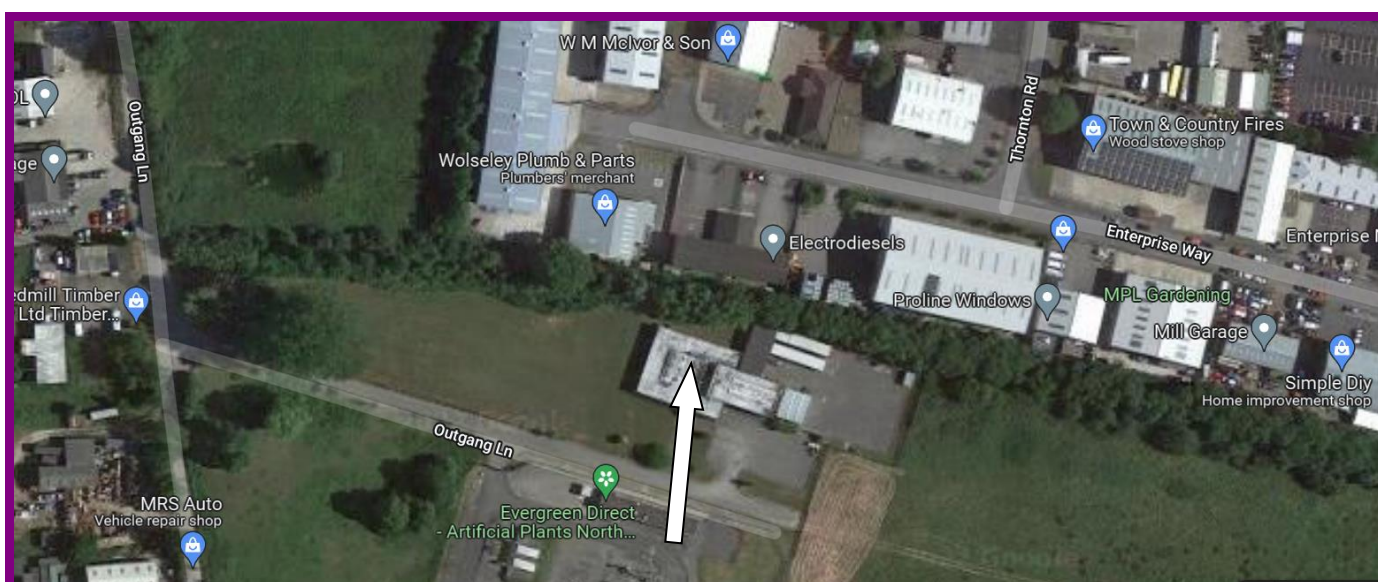
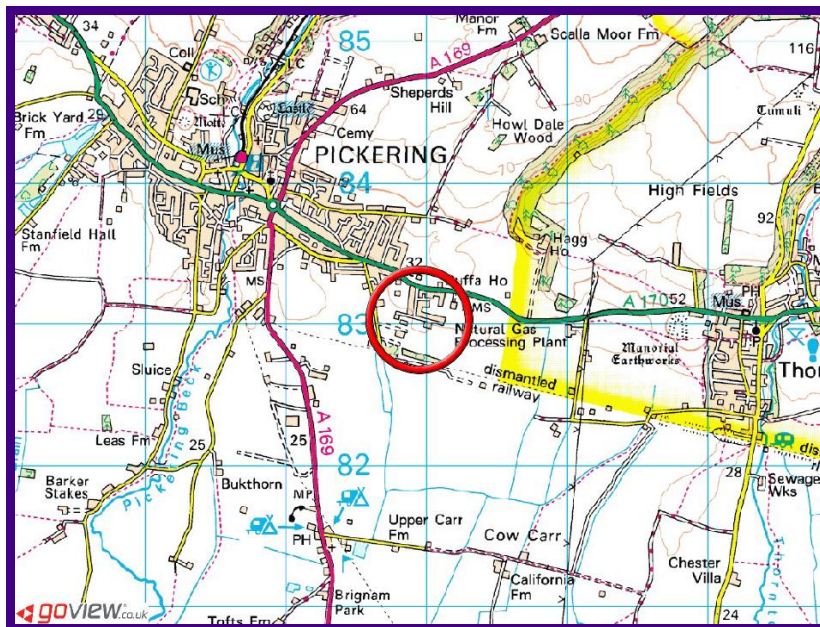
For further information and viewings please contact the sole agents on andrew@mcbeathproperty.co.uk, 07725 416002 or 01904 692929.

IMPORTANT NOTICE Subject to Contract 010422

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

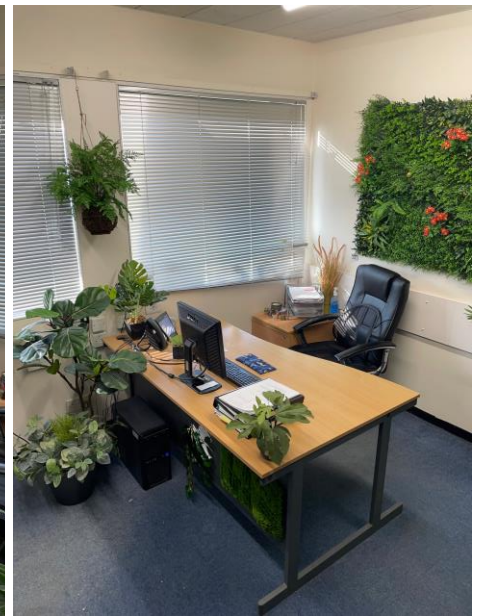
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

M|P|C



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.