

The Hawk Creative Business Park Ltd, Easingwold, YORK YO61 3FE



**Highly accessible business space
in a spectacular countryside setting**

- **Office and business units**
- **Available in a variety of sizes (subject to availability)**
- **Superior landscaped parkland setting**
- **Character buildings**
- **Range of internal and external features**
- **Plentiful parking**
- **Move in at a days notice**

TO LET

**All offices are Internet and Utility enabled IMMEDIATELY – no Supplier
contract required**

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.

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LOCATION

The property is situated on The Hawk Creative Park on the A19 York Road just to the south of Easingwold. The Park is set back from the main road along a private drive.

Easingwold is a thriving market town with an affluent catchment. The town is only 9 miles north of York and has excellent road links. The town is adjacent to the A19 offering excellent connections to York, the A1 and the North-East.

DESCRIPTION

Flexible, favourable all-inclusive terms to suit your needs.

These flexible offices, which includes hot desking, virtual offices, shared spaces as well as dedicated office space, come ready to work with everything you need, all covered under a single bill – electricity, high-speed internet, phone lines, water, and more. At the Hawk Creative Business Park you can forget the frustration of dealing with multiple providers and waiting for connections.

The Hawk is set in a beautiful rural setting but also benefitting from access to high speed internet (500Mb) and VOIP telephony. All the offices benefit from biomass central heating and hot water, rainwater harvesting, low energy automated dimmable lighting and passive cooling. These features together result in our offices being awarded an ultra low EPC rating of 15.

Externally, there are stunning grounds with extensive lawns, landscaping, water features and seating areas, including plentiful car parking spaces.

The dedicated, on-site management team are on-hand to help when you need them. Join us today, so you can focus on what matters: your business.

LEASE TERMS

Flexible office space – virtual, hot desking, shared space or dedicated office – all offered on rental packages to suit individual needs. Please contact the agents for current availability and rental information.

VAT

The rentals will be subject to VAT at the applicable rate.

BUSINESS RATES

Interested parties should make their own enquiries regarding rates.

EPCs

EPCs will be made available when requested as and when required.

VIEWINGS

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929.

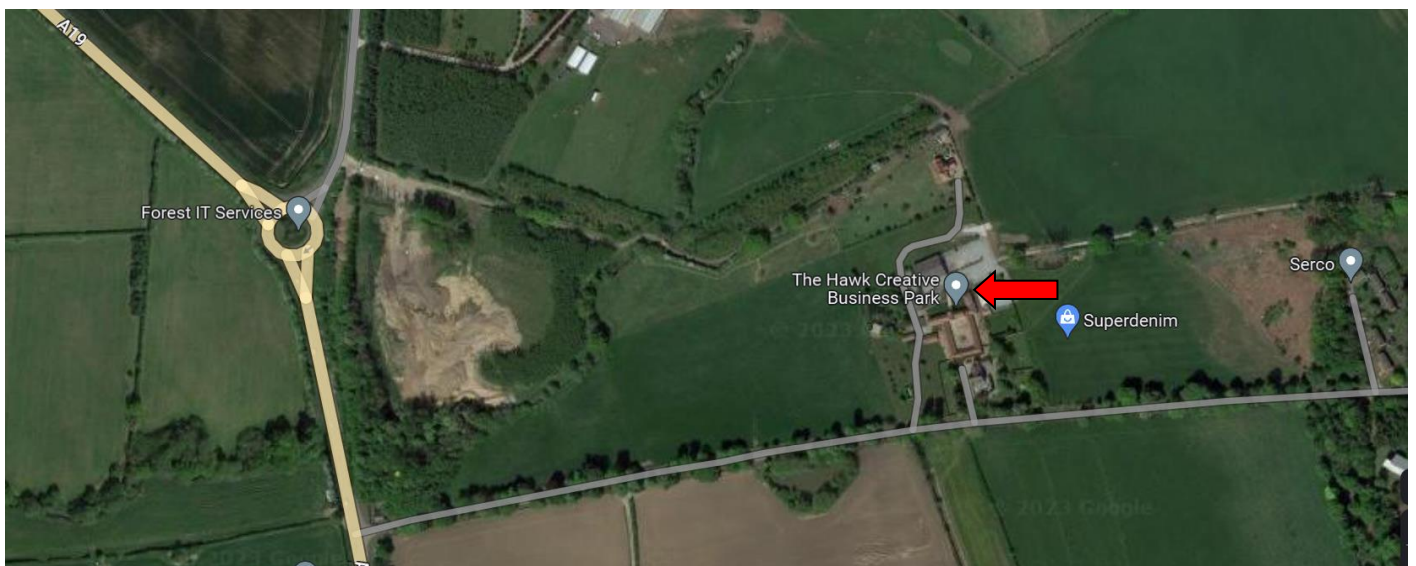
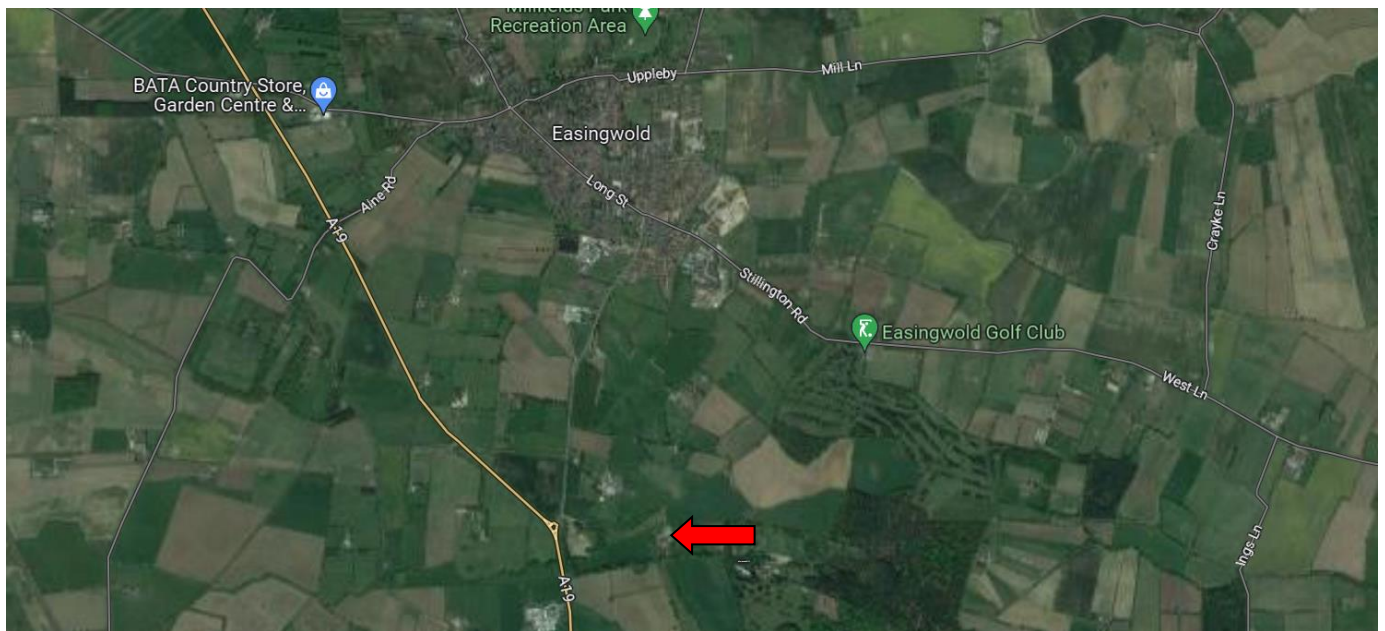
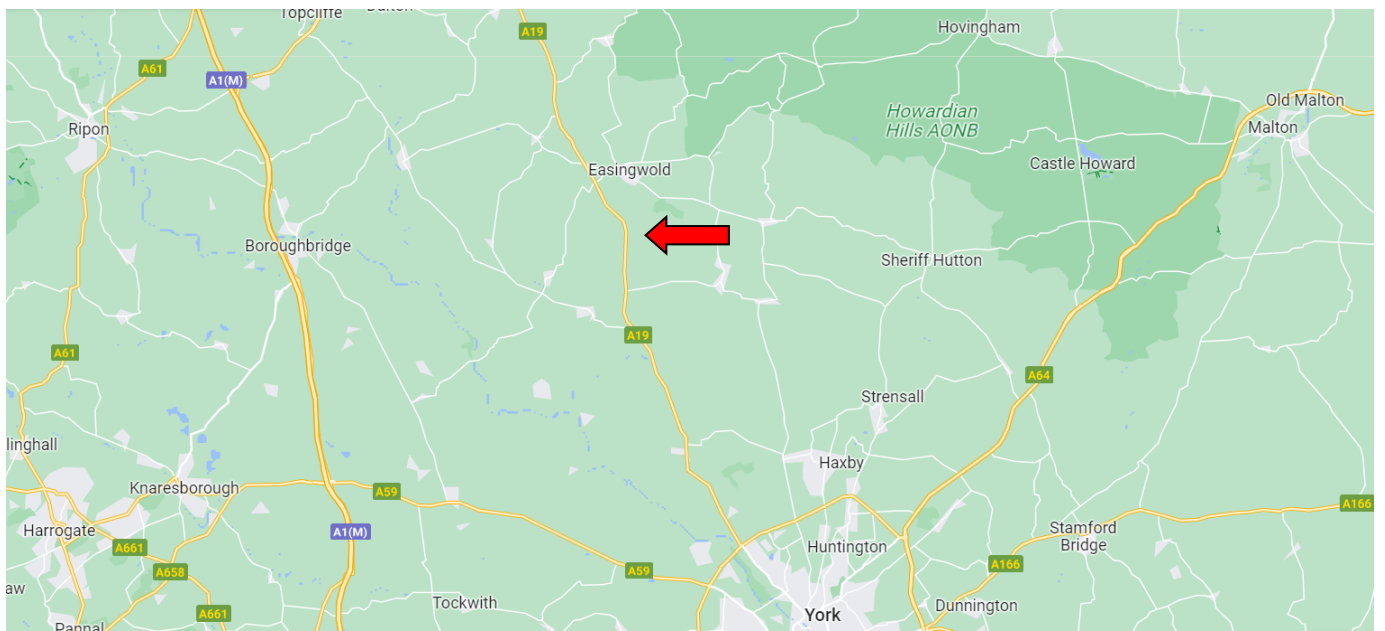
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Subject to contract 040423

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

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REGISTERED IN ENGLAND NO. 5491610

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