



SOLO

the modern estate agent

Unit Two, Ure Bank Maltings, Ripon, HG4 1AE

Spacious offices in a refurbished building

RENT PCM

£695





WELCOME

These superbly finished and well-equipped offices present an exciting opportunity for an existing small business or possible start-up ventures looking for bright and welcoming workspace. Alternatively could also suit existing companies who are re-structuring or looking to downsize their office based work-force. The building has been newly renovated to a high standard with thoughtful features designed with ease of operation and low maintenance in mind. Equipped with Cat 5 wiring, multiple power points, gas central heating and double glazing, these superb offices are ready for business.





INSIDE

Reception area with stairs and smartly fitted kitchen. Two offices/meeting rooms on the first floor with a further meeting room/office and separate toilet facilities. Neutral décor throughout, benefitting from gas central heating and double glazing throughout.

OUTSIDE

Two off-street car-parking areas with good turning/loading space.

LOCATION

Occupying a fantastic position on the edge of Ripon within a small industrial area mixed with residential homes. The location is easily accessible from the motorway network for commuting and travel throughout the region. The city centre of Ripon is also with easy reach and provides a wide range of services, restaurants, cafés and shops situated around an attractive market place.

APPLICATION & TERMS

Credit check fee of £180 including VAT. Legal Fees to be advised.

Electric and gas and water are connected at the property (shared kitchen and toilet facilities) but any utility bills are the tenants responsibility.

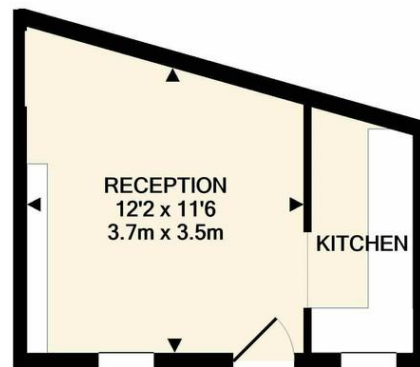
Minimum one year lease.



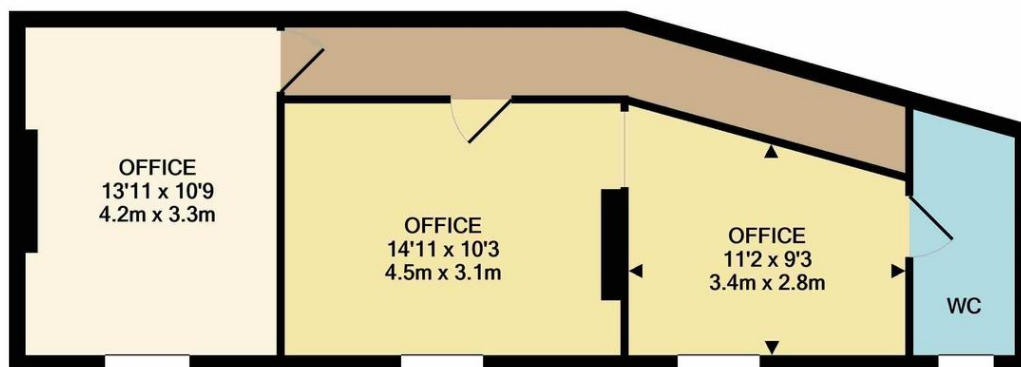
Unit Two

Malt Kiln Cottages

ground floor



first floor



AVAILABILITY

To Let – Long Term

COUNCIL TAX BAND

SERVICES

Services and/or appliances have not been tested and no guarantee of condition is given or implied.

VIEWING ARRANGEMENTS

SOLO are happy to accommodate a more flexible approach to viewings so please phone or email your request.

Agents Note: The landlord has advised us that the information contained within these particulars is correct to the best of the landlord's knowledge. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.

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SOLO PROPERTY MANAGEMENT LTD

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