

# 1 ELLERBECK COURT, STOKESLEY BUSINESS PARK, STOKESLEY, TS9 5PT

TO LET: TRADE COUNTER / MODERN WORKSHOP AND OFFICES - 0.30 ACRE  
SITE



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)

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### LOCATION

Situated at the junction of Ellerbeck Court and Ellerbeck Way, the principal route through Stokesley Business Park, this property is in a visible and prestigious location.

Other occupiers of the estate include Energis, Armstrong Richardson, Inlec and Waters Management.

### DESCRIPTION

Trade Counter / Modern industrial workshop unit with associated office block, staff amenities and mezzanine offices/stores on a 0.3 acre plot. There is generous parking to the front and side, and shared yard to rear which accessed over a shared road.

The property has been occupied by PVH Landrover for 22 years as a vehicle repair shop and premises.

The property benefits from central heating within the office block, eaves and ridge height of 4.50m and 5.95m respectively and roller shutter door access to the rear of 4.38m by 3.99m.

### ACCOMODATION

Office:	110 sq m / 1,189 sq ft
Warehouse:	290 sq m / 3,118 sq ft
Mezzanine:	152 sq m / 1,640 sq ft
Total:	552 sq m / 5,948 sq ft

### RATING ASSESSMENT

Interested parties should contact North Yorkshire Council on 01609 779977 to establish the precise rates payable.

### PROPOSED TERMS

The property is available to let by way of a new FRI lease for a term of years to be agreed, at an initial rent of £45,000 exclusive.

The rent is exclusive of VAT, insurance, service charge and utilities.

### LEGAL COSTS

Each party will be responsible for their own costs in connection with the transaction.

### VIEWING

Expression of interest strictly through this office.

Jack Robinson / Paul Stevenson

Tel: 01642 713303

Subject to contract

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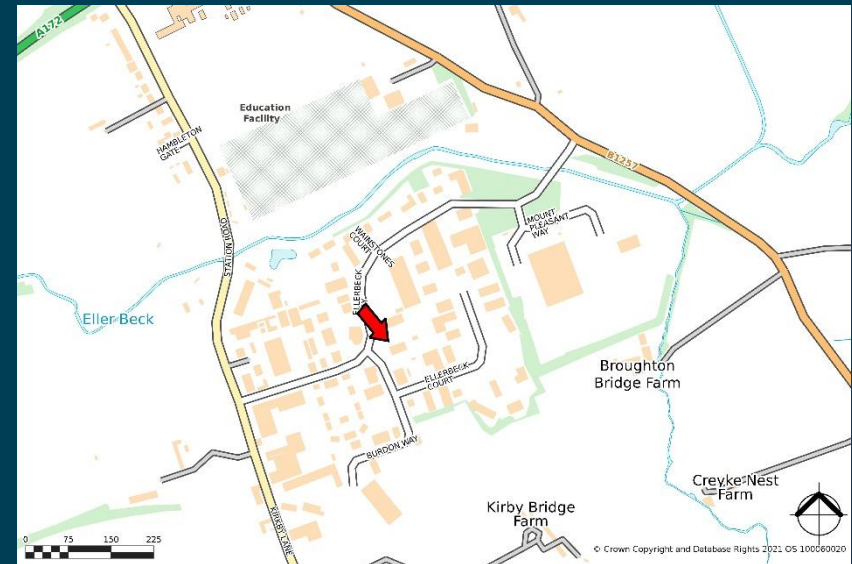
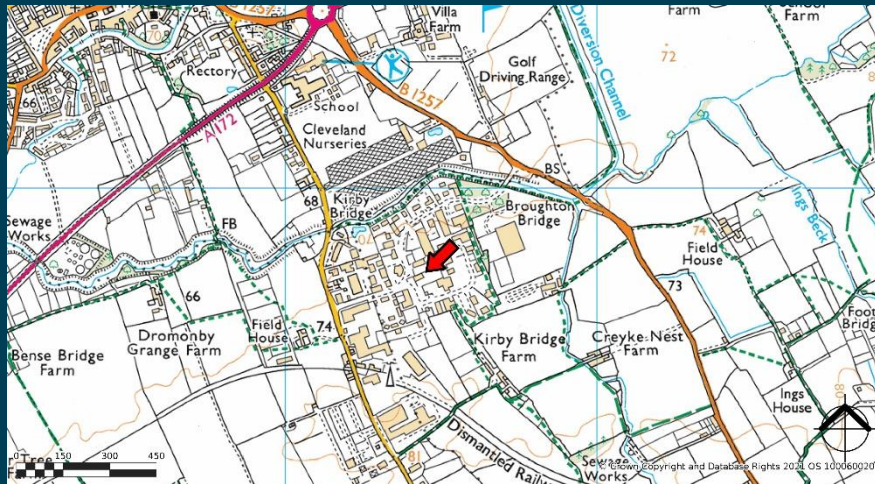
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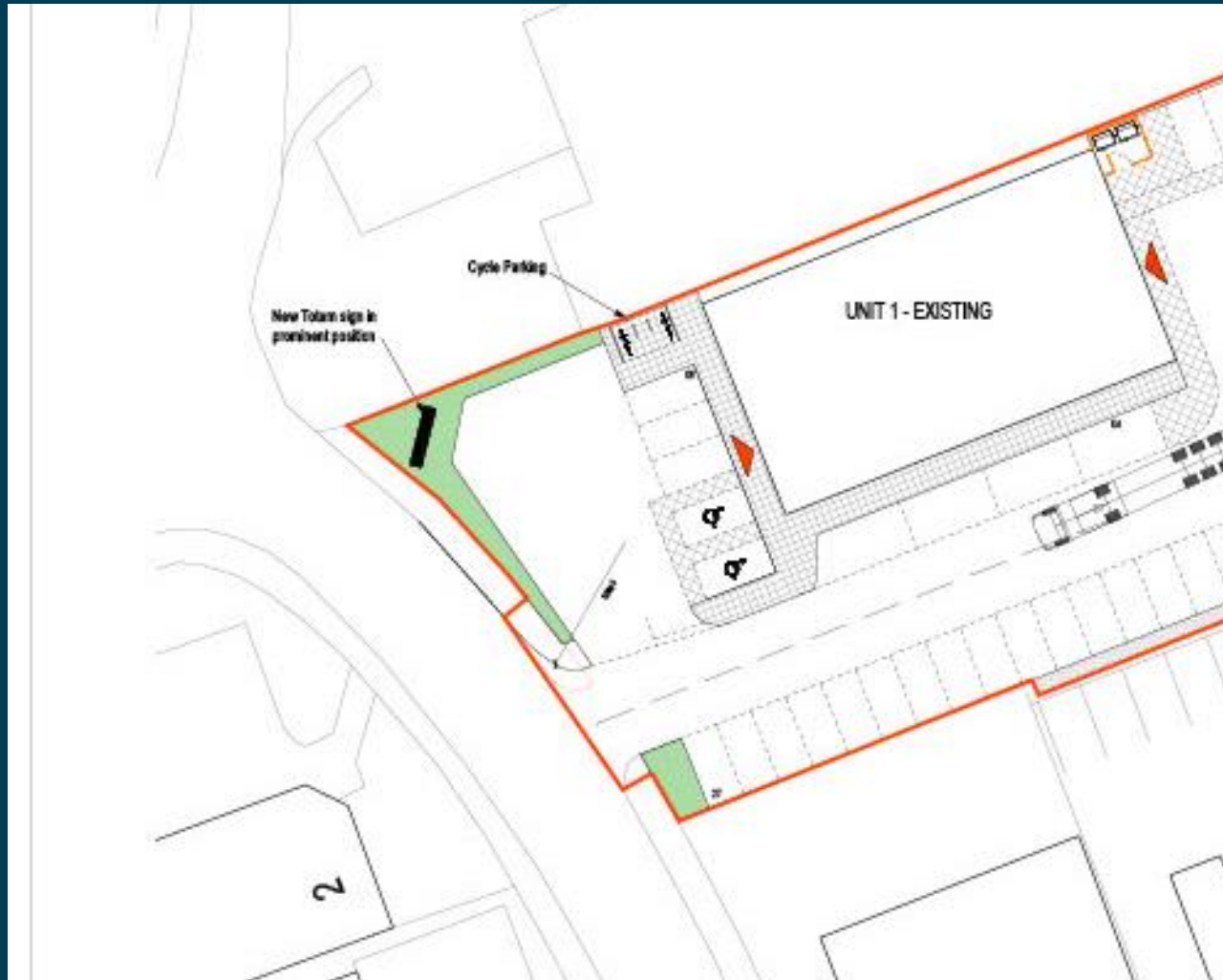
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### Energy performance certificate (EPC)

1 Ellerbeck Court Stokesley Business Park STOKESLEY TS9 5PT	Energy rating <b>E</b>	Valid until: 12 September 2032
		Certificate number: 6464-9386-4709-3715-1157

Property type: Offices and Workshop Businesses  
Total floor area: 529 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Rating	Score Range
A+	Under 0
A	1-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built	25 A
If typical of the existing stock	99 D

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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**Rent Reviews & Lease Renewals**

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