

OFFICE SUITES – TO LET

APPROX 90 SQ.FT – 1,970 SQ.FT



TRINITY HOUSE, MARKET PLACE,
EASINGWOLD, YO61 3AD

- All Inclusive Rentals
- Prominent Market Place Location
- Good Flexible Workspace
- Free Parking Close By

Malcolm Stuart Property Consultants LLP
Chartered Surveyors

The Estate Office, Wilton House,
Station Road, Tadcaster, LS24 9SG

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Description

The premises comprise a 3 storey office building fronting Market Place within central Easingwold and can be made available single suite, multiple suites or whole floors on flexible arrangements at all inclusive rentals to exclude broadband (see rental section). Each suite listed has lockable internal doors and benefit from shared WC and kitchen facilities which are cleaned and maintained by the landlord.

Easingwold is a thriving market town located approximately 15 miles north of York by the A19 carriageway. The town has a regular market every Friday as well as a host of retail outlets, restaurants, cafés and is supported by free parking within the centre.

Planning

The office suite has planning permission for use E – Commercial, Business and Service under the Town and Country Planning (Use Classes) Order 1987 (as amended)

Energy Performance Certificate

The premises have a current energy efficiency rating of E-125

Viewing

Strictly by appointment only with the sole letting agents Malcolm Stuart Property Consultants LLP.

E-mail: james@malcolm-stuart.com

Tel: 07841470654

| Accommodation | Size – SQ.FT | Rental - PCM |
|-------------------|--------------|--------------|
| Ground Floor – G1 | 225 | £450 |
| First Floor – F1 | 221 | £450 |
| First Floor – F2 | 161 | £340 |
| First Floor – F3 | 248 | £500 |
| First Floor – F4 | 90 | £190 |
| First Floor – F5 | 176 | £360 |
| Second Floor – S1 | 220 | £400 |
| Second Floor – S2 | 166 | £300 |
| Second Floor – S3 | 348 | £650 |

Rental

What's included?

- Utilities – heating / electric / water
- Business Rates
- Use of shared kitchen / WC
- Cleaning of common areas / WC's / kitchen's
- Waste collection
- Cleaning for individual suites

Not included?

- Broadband / phone lines

Multiple suites can be made available as well as whole floors, rental information may change depending on the requirement and the length of time an occupier signs for.

GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared March 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.