



## Quality Office Accommodation

- Quality offices in attractive rural setting
- Part of the historic Grimston Park Estate which dates back to 1800's
- WC and staff kitchen facilities with garden and seating area
- Ample car parking for staff and visitors
- Close proximity to Tadcaster and the A64 to York and Leeds
- Within 25 minutes of York and 30 minutes of Leeds
- Flexible new leases available

Office  
**TO LET**

**451 to 1,560 sq ft**  
(41.90 to 144.93 sq m)



# Grimston Grange Offices, Grimston Park Estate, Tadcaster, LS24 9BX

## Summary

<b>Available Size</b>	451 to 1,560 sq ft
<b>Rent</b>	£8,046 - £27,300 per annum
<b>Business Rates</b>	Rateable Values: Suite 1: £15,500, Suite 2: £5,500, Suite 3: £4,950. Suite 6 :£9,700. Suites 2, 3 & 6 are under the business rates threshold of £12,000 and will therefore attract small business rate relief (no rates payable) subject to an occupier's status. Interested parties are advised to contact North Yorkshire County Council on 01757 705101.
<b>Service Charge</b>	There will be a service charge of 14% of the rent payable for maintenance of communal areas and facilities including the garden, car park, water and sewerage charges.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (98)

## Description

The property provides separate office suites within a wing of a range of stone barns, surrounding a central courtyard in an attractive rural setting on the Grimston Park Estate which dates back to the 1800's. The suites provide quality office accommodation with communal WC & kitchen facilities, garden and seating area and generous on-site car parking.

## Location

Grimston Grange offices are situated on the Grimston Park Estate located approximately one mile south of Tadcaster. The property is accessed via the A162 close to its junction with the A64. Tadcaster is centrally located within the desirable Leeds, Harrogate and York triangle, with excellent road links to the regions road network, 10 miles South West of York and 12 miles from Leeds. The A64 link road which provides good access to York and Leeds is situated less than half a mile away.

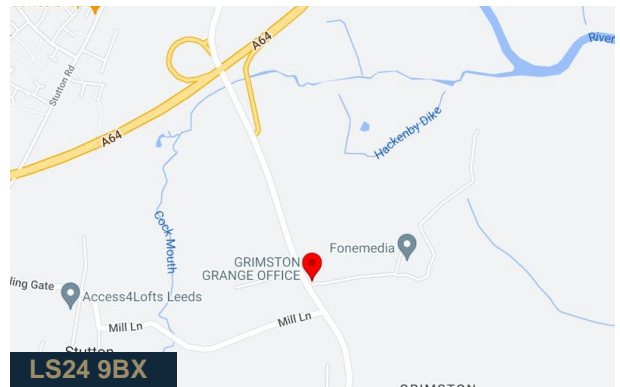
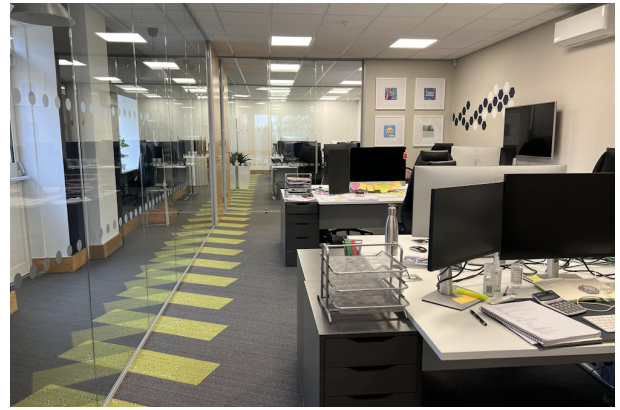
## Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent	Availability
Suite - 1	Office	1,560	144.93	£27,300 /annum	Available
Suite - 2	Office	451	41.90	£8,569 /annum	Available
Suite - 3	Office	447	41.53	£8,046 /annum	Available
Ground - Suite 6	Office	865	80.36	£14,273 /annum	Available
<b>Total</b>		<b>3,323</b>	<b>308.72</b>		

## Viewings

Please contact our offices on 01423 547313 or email [info@montpellierproperty.com](mailto:info@montpellierproperty.com) and we will arrange a viewing at your convenience.



## Viewing & Further Information

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