



9a Newchase Court Hopper Hill Road, Eastfield, Scarborough YO11 3YS  
£14,500 Per Month

**CPH**  
COMMERCIAL

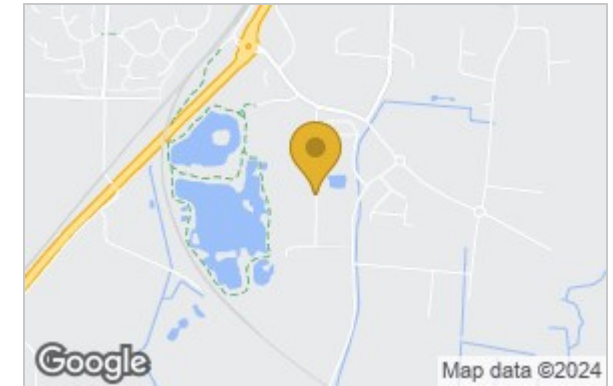


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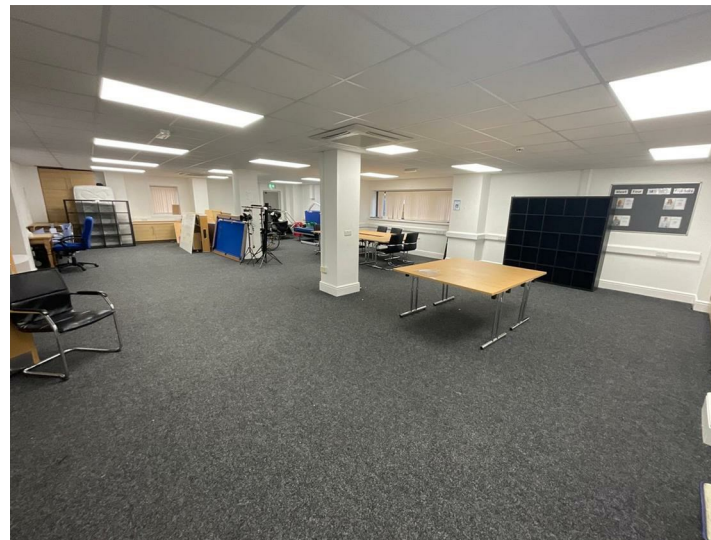
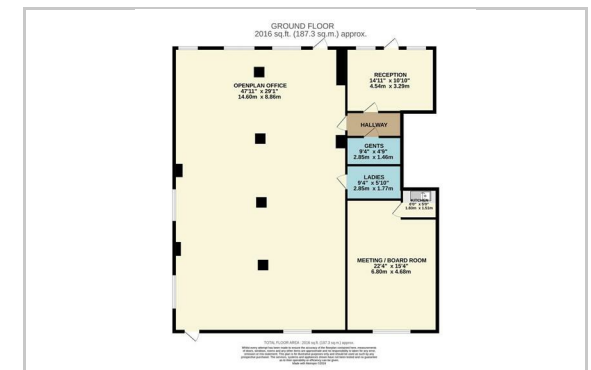
CPH Commercial are delighted to bring this high quality ground floor office suite to the market. The office suite is entered via its own private entrance door leading to the reception area with the accommodation itself being largely openplan with a further private meeting room / boardroom being noted off together with kitchenette and both male and female toilet facilities. The premises also have the use of a disabled toilet located within the main foyer. A total of seven clear car parking spaces are allocated to the unit. The premises are available by way of a sub lease from the existing tenant or possibly a new lease granted directly from the landlord. A 10% Service Charge is payable and the property is elected for VAT. All enquiries to CPH - 01723 352235.

Rateable Value - £12,750  
EPC - Band C

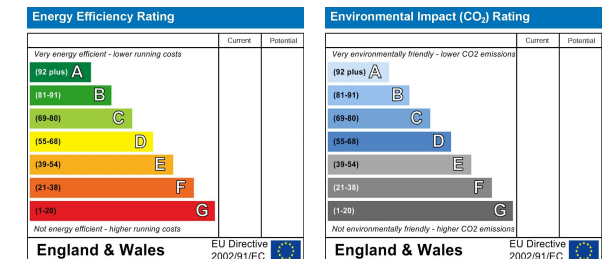
## Area Map



## Floor Plan



## Energy Efficiency Graph



CPH Property Services  
19 St.Thomas Street, Scarborough YO11 1DY  
e.sales@cphproperty.co.uk | cphproperty.co.uk

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132