

2b Newchase Court Hopper Hill Road, Eastfield, Scarborough YO11 3YS £12,500 Per Annum



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CPH Commercial are delighted to bring this high quality first floor office to the market. The office suite is entered via its a communal entrance, shared with the ground floor office. Stairs lead up to the entrance door leading into a spacious reception area/ hall ways with a number of cellular offices together with boardroom, kitchenette and both male and female toilets. A total of five 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 - £10,750 EPC - Band - To be inserted once received.













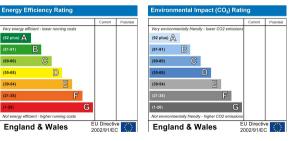
TOTAL FLOOR AREA: 20/3 5g/1, (133.5g/1), approx. hist every attempt has been made to ensure the excursus of the hospinal contained here, measurements doors, widows, income and any other items are egonomiate and no responsibility is taken for any eres, insistion or mis-statement. This gains to find instrative purpose only and should be used as such by any specific purchaser. The system to find instrative purpose only and should be used as such by any percent purchaser. The system to find where the second on the general mean of the presentative of the second on the general temperature. Made with Metropic C2024

The Property Ombudsman Area Map





## 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