



2b Newchase Court Hopper Hill Road, Eastfield, Scarborough YO11 3YS

£12,500 Per Annum

**CPH**  
COMMERCIAL



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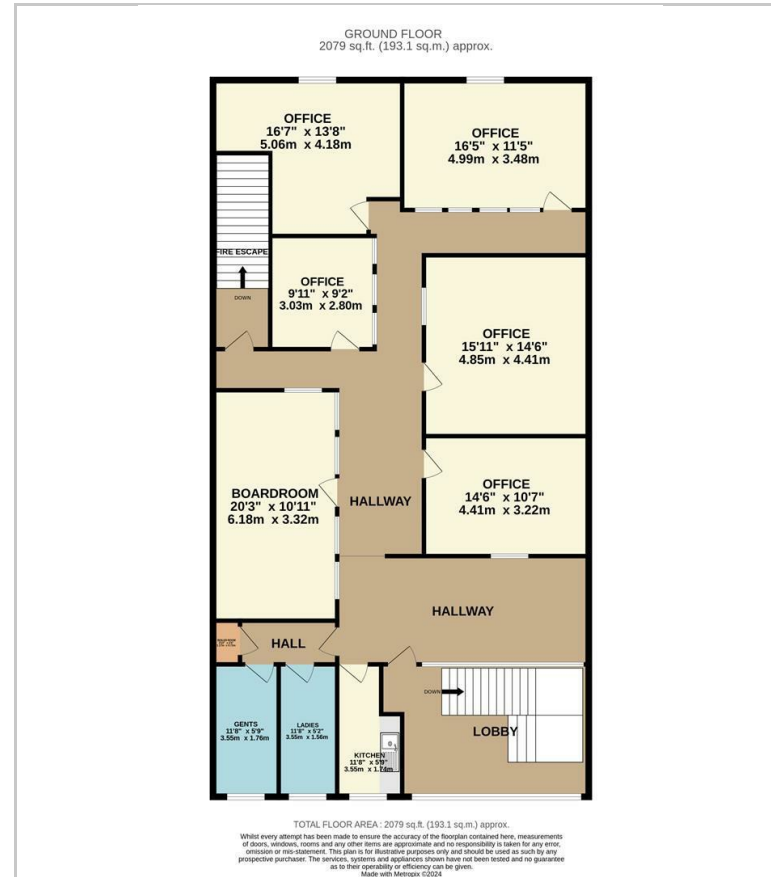
CPH Commercial are delighted to bring this high quality first floor office to the market. The office suite is entered via its a communal entrance, shared with the ground floor office. Stairs lead up to the entrance door leading into a spacious reception area/ hall ways with a number of cellular offices 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

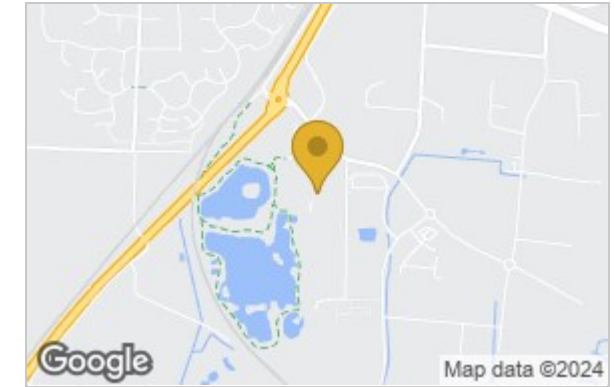
EPC - Band - To be inserted once received.



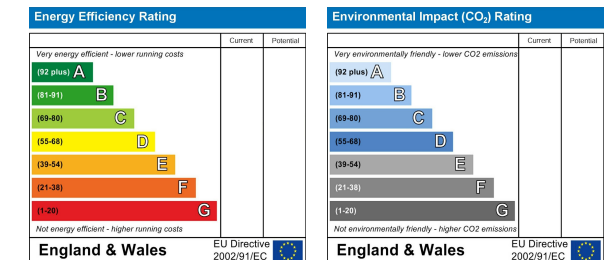
## Floor Plan



## Area Map



## Energy Efficiency Graph



CPH Property Services  
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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