



## Braegate Lane, Colton, Tadcaster £7,140 (From) Per Annum

This purpose-built modern office is nestled in a rural setting, offering a pleasant work environment while being conveniently close to the A64 and the historic city of York.

The office suites are well-equipped and range from 268 sq.ft to 997 sq.ft, providing flexibility to cater to your business needs, whether you are a start-up or an established company. A letting of the whole would be considered.





## DESCRIPTION

A modern purpose built single storey office, set in a rural location, provides a range of good quality office suites arranged around a central, bright and airy foyer. The individual suites are well equipped with double glazing, carpeted floor, suspended tile ceiling with integrated lighting and air-conditioning. Communal facilities are available off the entrance hall.

The property benefits from a large gated car park to the front, providing ample car parking for the tenants.



The following suites are available on an individual basis. Suite 3 and 4 could be easily combined to form one larger suite. The whole building would also be available on a single letting, on terms to be agreed.

- Suite 1: 24.86 sq.m (268 sq.ft)
- Suite 2: 26.08 sq.m (281 sq.ft)
- Suite 3: 61.54 sq.m (662 sq.ft)
- Suite 4: 92.66 sq.m (997 sq.ft) (incl kitchen)

Additional warehousing is available by way of separate negotiation. Get in touch for further information.



## LOCATION

The property is positioned in an attractive rural location but conveniently located close to the wider road network. Being situated on Braegate Lane between Colton (to the north) and Appleton Roebuck (to the south), the property is easily accessible from the A64 (circa 1 mile to the north). The A64 provides excellent access to the A1(M) to the west and York to the east.

## SERVICES

The rent is inclusive all of utilities, save as internet/telephone costs.

## TERMS

The office suites are available on a minimum of a 12 month term on an all inclusive serviced office basis, save business rates, telephone and internet costs. The lease is to be excluded from S24-28 of the Landlord and Tenant Act 1954.



A rental bond equivalent to 1 months rent + VAT is payable to the landlord, to be held for the duration of the tenant's occupation.

A letting of the whole would be considered on full repairing and insuring terms, on a minimum term of 3 years, at a rent to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of A 19. A full copy of the EPC is available upon request.



## VIEWINGS

Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

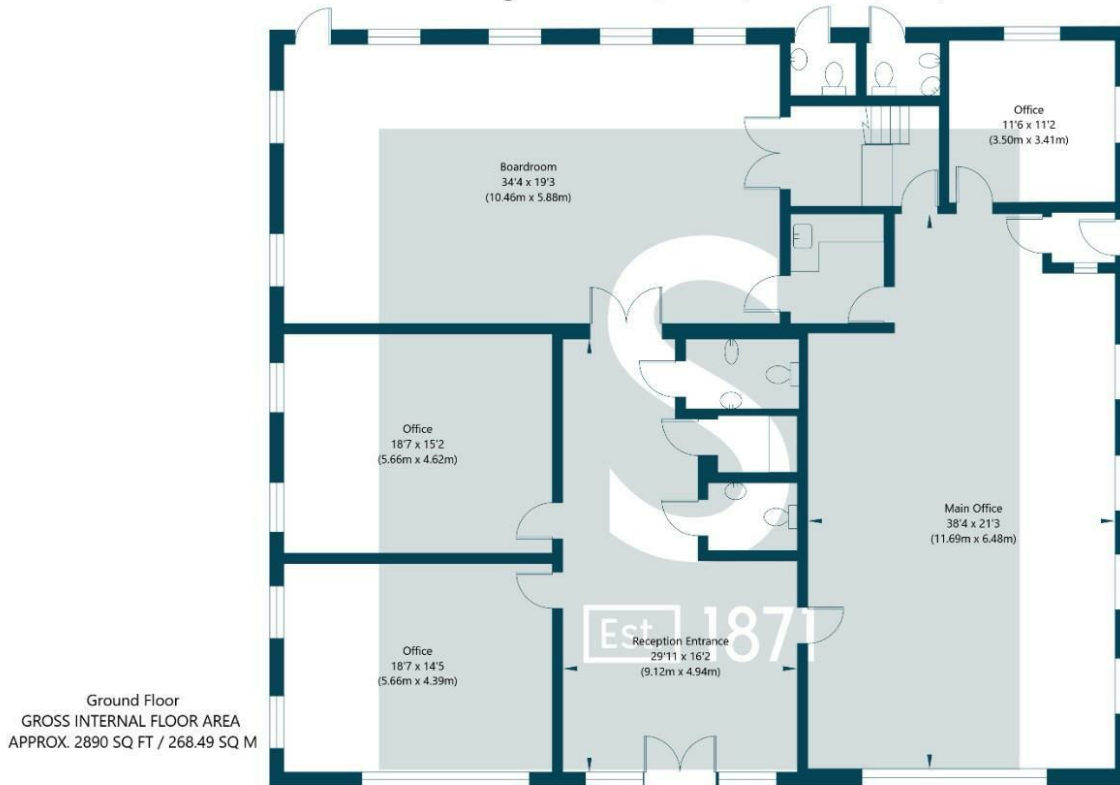
## VALUE ADDED TAX

All figures quoted are exclusive of VAT.

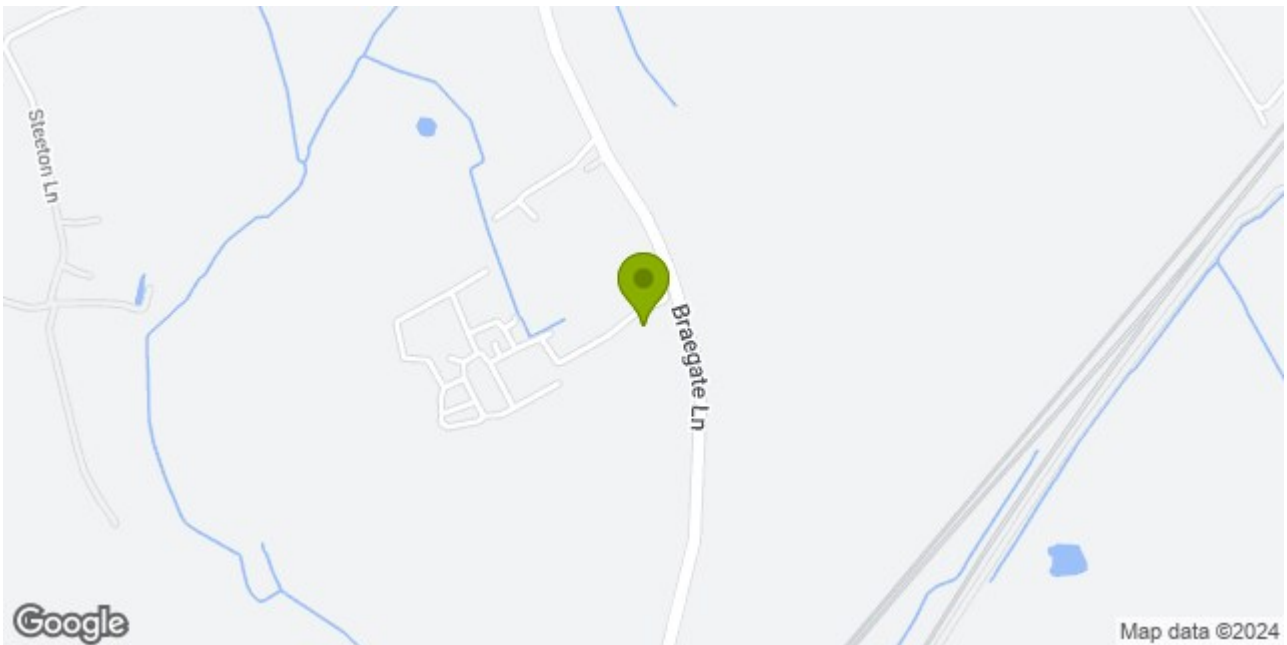
## DATE PREPARED

June 2024

Offices at Braegate Produce, Colton, Tadcaster , York, LS24 8EW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2890 SQ FT / 268.49 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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