



Lindum Business Park, York Road, Elvington, York £45,750

- Large open plan and modern office suite.
- Conveniently located a short drive from York and the A64.
- Fully staffed communal reception and ample on-site parking.



DESCRIPTION

A well presented and modern business centre, offering a range of office suites within a purpose built two storey office building. The available offices are located on the ground floor and can be accessed off a communal and staffed reception. Good quality shared kitchen and toilets are provided.

The wider site benefits from ample car parking, 24/7 CCTV, manned reception (during business hours) and use of a meeting room facility to the first floor.

Net internal area: 170 sq.m 1830 sq.ft



LOCATION

Lindum Business Park is located in the North Yorkshire village of Elvington, being only 3.5 miles south-east of the York outer ring road (A64). The business park can be found as you enter the village from the north-west (York), approximately 0.3 miles on the left hand side, adjacent to Elvington Playing Fields and doctors surgery.

SERVICES

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

TERMS

The offices 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.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 68. A full copy of the certificate is available upon request.

VIEWINGS

Stephensons Estate Agents (Commercial & Development)

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VALUE ADDED TAX

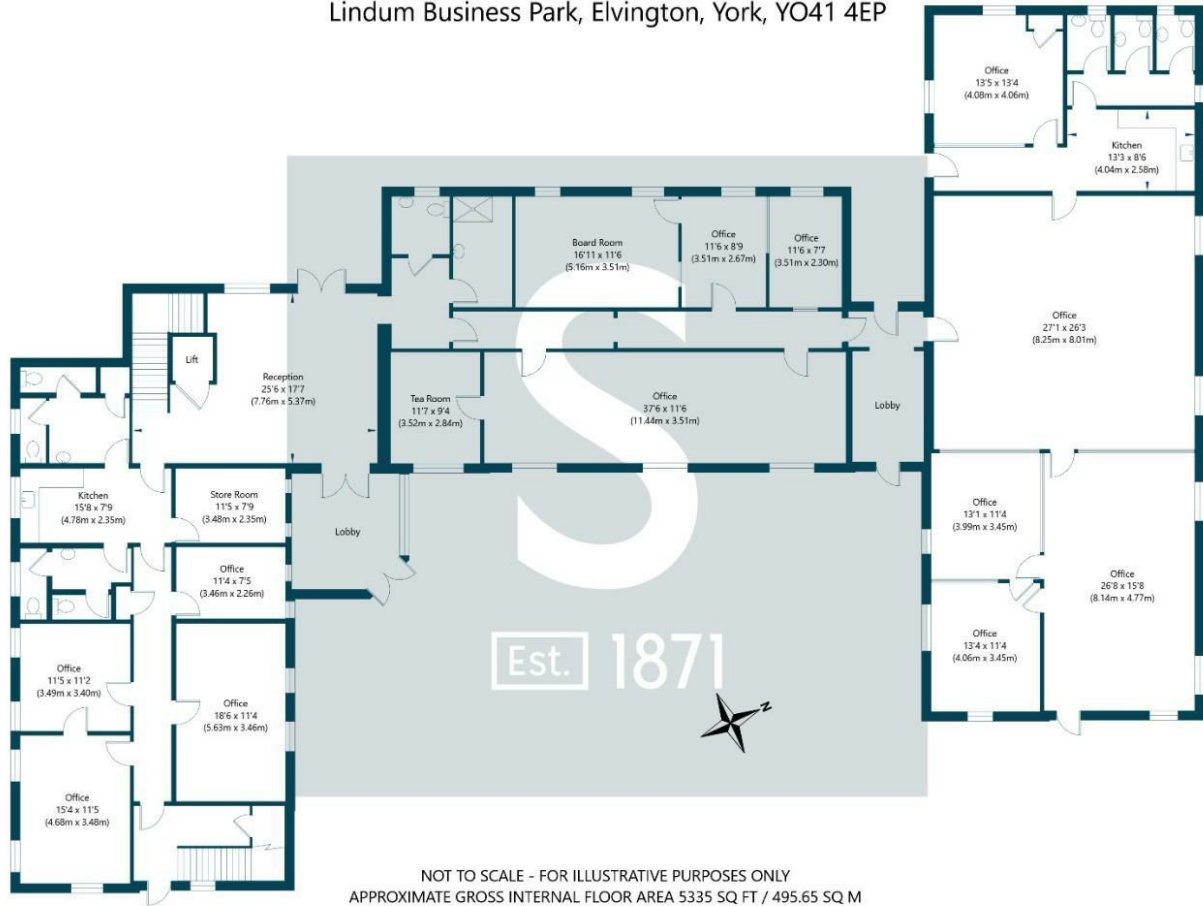
All figures quoted are exclusive of VAT. We understand that is payable and will be charged at the prevailing rate.

DATE PREPARED

September 2024.



Lindum Business Park, Elvington, York, YO41 4EP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 5335 SQ FT / 495.65 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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