



## 12 Escrick Business Park, Escrick, York £9,750 (From) Per Annum

Nestled within the thriving Escrick Business Park, this office space offers an exceptional opportunity for businesses seeking a professional environment in a rural setting.

The property is strategically located between York and Selby, providing easy access to the A19 and wider motorway network.

Available as a whole or in part (720 sq.ft - 1,476 sq.ft)

The whole property includes 6 allocated car parking spaces.





## DESCRIPTION

A modern two storey self-contained office building totalling 137.17 sq.m (1,476 sq.ft) NIA available as a whole or on a floor by floor basis. The offices benefit from a kitchenette/break-out area, LPG central heating, suspended ceilings, toilet facilities (accessible toilet to the ground floor) and exclusive use of 6 car parking spaces.

Ground Floor Office: 70.24 sq.m (756 sq.ft)

First Floor Office: 66.93 sq.m (720 sq.ft)

## LOCATION

The property is located on Escrick Business Park, which forms a modern estate of two storey offices. The business park is conveniently located on the A19 between York and Selby, being within circa 5 miles of the A64. York city centre is located approximately 8 miles to the north and Selby is located approximately 6 miles to the south.

## SERVICES

The property benefits from mains electricity, water and drainage.

## TERMS

The property is available as a whole or in part on a new full repairing and insuring lease on a term to be agreed.

The tenant will be responsible for the "Estate Service Charge" for the maintenance of the roads, footways, parking areas, estate landscaping, lighting etc. The latest service charge budget (2024) is understood to be £1,684 + VAT, payable quarterly in advance.

If the property is let by way of part, the services and costs will be re-charged on a fair proportion basis.

## RATEABLE VALUE

Unit 12, Escrick Business Park (Ground Floor) - £9,300

Unit 12a, Escrick Business Park (First Floor) - £9,200

Small business rates relief may be available. Please contact the Local Authority for further information.

## LOCAL AUTHORITY

North Yorkshire Council.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 59. A full copy of the certificate is available upon request.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in connection with the letting.

## VIEWINGS

Contact Stephensons Estate Agents (Commercial & Development) - 01904 625 533

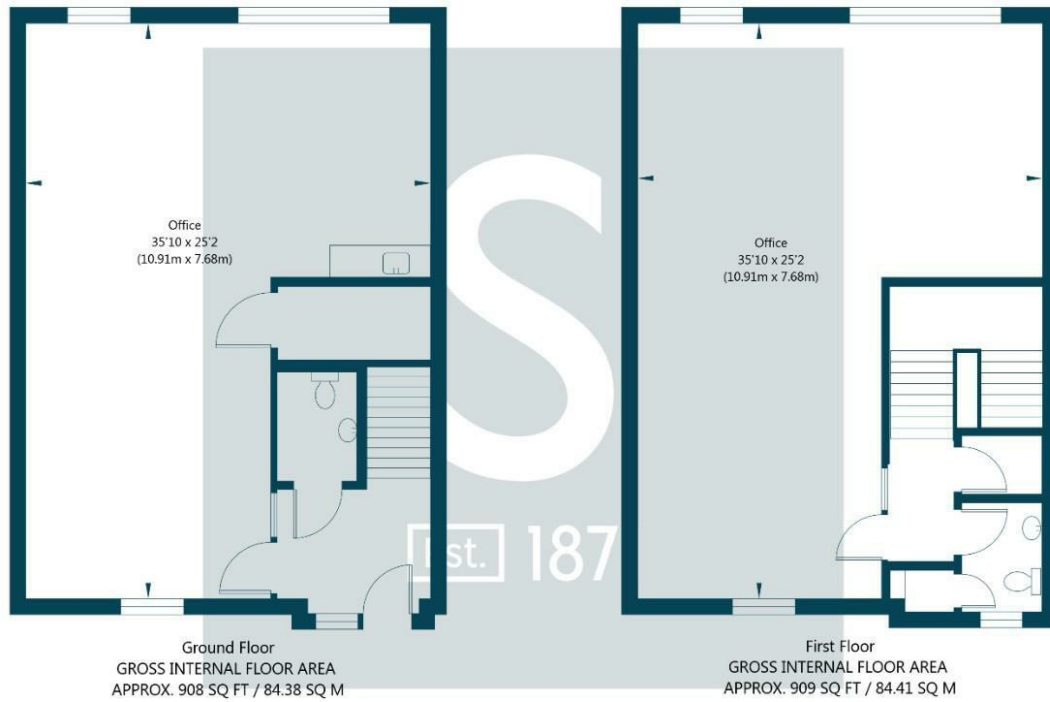
## VALUE ADDED TAX

All figures quoted are exclusive of VAT. We understand that the property is elected to tax and that VAT is therefore payable on the rent.

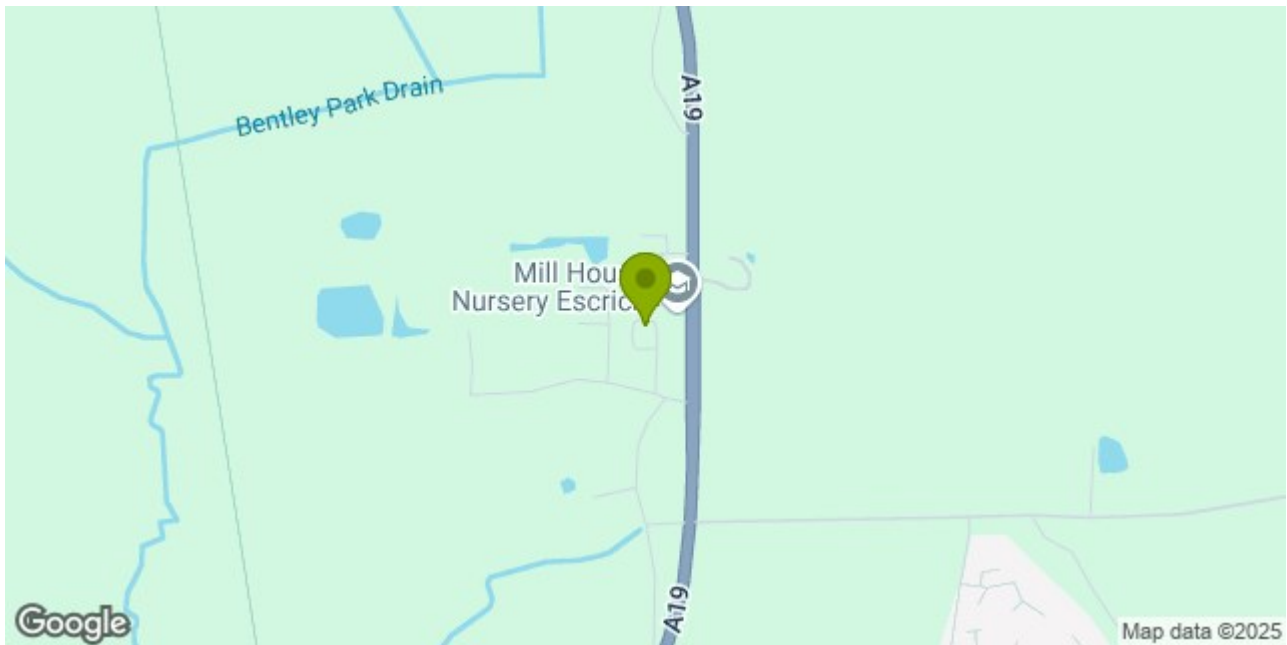
## DATE PREPARED

December 2024.

## Escrick Business Park, York, YO19 6FD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1817 SQ FT / 168.79 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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Knaresborough	01423 867700
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### Associates

N Lawrence

