



## **Gladstone Street, Scarborough, YO12 7BN**

Rent - £150 (From) Per Month

Welcome to Gladstone Offices in Scarborough - A choice of 5 offices ranging from 16 sqm to 25.6 sqm, providing you with the perfect space to suit your business needs.

Recently refurbished, this office space is modern and ready for you to move in and start working straight away. With rents starting from just £150 per calendar month, this is a fantastic opportunity to establish your business.



## LOCATION

The office suites are located on Gladstone Road in Scarborough which is within reasonable access to the town centre but away from the hustle and bustle.

## THE OFFICES

### GROUND FLOOR

#### ROOM 1

4.2 x 3.8 (13'9" x 12'5")

GONE

UPVC double glazed bay window

Car parking space to the front.

Rent £250.

#### ROOM 2

4.3 x 6.2 (14'1" x 20'4")

GONE

Split into two work rooms both with UPVC double glazed windows

### FIRST FLOOR

#### ROOM 7

4.2 x 4.6 (13'9" x 15'1")

UPVC double glazed windows to the front

Car parking space

Rent £250

#### ROOM 8

3.8 x 7.8 (12'5" x 25'7")

UPVC double glazed windows to the rear

### SECOND FLOOR

#### LADIES WC

Two cubicles, two washbasins, hand drier.



## **GENTS WC**

Two cubicles, two washbasins, hand drier.

## **COMMUNAL KITCHEN**

Base and wall unit with coordinated worktop, stainless steel sink.

## **ROOM 9**

*4 x 4.2 (13'1" x 13'9")*

GONE

UPVC double glazed windows to the front.

## **RENT**

Room 1. £250 per calendar month

Room 3. £250 per calendar month

Room 7. £250 per calendar month

Room 8. £250 per calendar month

Room 9. £150 per calendar month

Rent includes cleaning and lighting of the communal areas. Each office has an electric sub meter and will be charged back to the tenant on a monthly basis.

## **TERMS**

Minimum 6 month initial term and then 3 monthly notice thereafter.

## **VIEWING**

Strictly via sole agents, Colin Ellis Property Services on 01723 363565

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Gladstone Street - 18635701

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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