

MANOR HOUSE FARM, BEEFORD, YO25 8BD



FULLY SERVICED OFFICE ACCOMMODATION
WITH CAR PARKING

TO LET ON A NEW LEASE

Dee Atkinson & Harrison

MAIN STREET, BEEFORD, YO25 8BD

SERVICED OFFICE ACCOMMODATION

Driffield 8 miles | Bridlington 10 miles | Beverley 14 miles
(all distances approximate)

DESCRIPTION

The property comprises a self-contained ground floor office located within the Manor House Farm office complex at Beeford. The office extends to around 230sq ft and provides a convenient and well presented serviced office for a prospective Tenant. The office will be vacant from October 2019.

ACCOMMODATION (7.04m x 3.03m / 23' 11" x 9'9")

The accommodation is located at ground floor level and is accessed via the main entrance to the Manor House Farm office complex. The office is well decorated and carpeted and benefits from:

- central heating
- fluorescent lighting
- telephone and internet points

There is a large window to the south providing a good deal of natural light.

FACILITIES

Facilities which are included in the Lease include shared use of a communal kitchen and WC facilities. In addition there is a dedicated car park space for 1 vehicle.

LOCATION PLAN



LOCATION & ACCESS

Beeford is a popular village located just off the A165 Bridlington to Hull Road and Manor House Farm is located in the centre of the village. Whilst in a semi-rural location Beeford is well placed to connect to the main transport routes providing easy access to Beverley, Drifffield, the East Coast and beyond.

LEASE TERMS

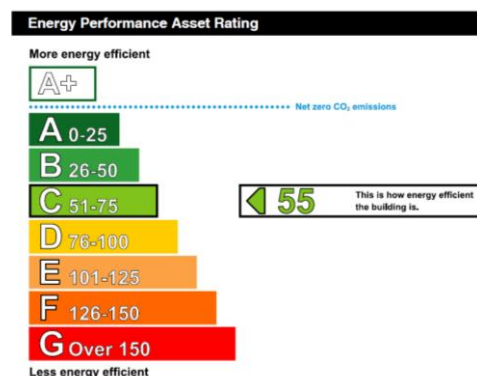
The property is available to let from October 2019 on a Landlord and Tenant Act 1954 Lease (contracted out of the security of tenure provisions). Terms are as follows:

- 1 year term
- rent based on £3,300 per annum.
- the rent will include charges relating to Electricity, Water, Buildings Insurance, Business Rates and Service Charge
- tenant to be responsible for keeping the office in good internal repair and decoration.

SERVICES

Mains electricity, water and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE



VAT

VAT may be applicable to this transaction. You are advised to contact your Accountant for further information.

VIEWING & FURTHER INFORMATION

For further information and to view the property please contact Samantha Mellor BSc (Hons) MRICS FAAV.

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Photographs taken: May 2016

Details prepared: June 2016

Revised (with EPC and graph) June 2016. Revised September 2019.

The Exchange, Driffield | 01377 253151 | www.dee-atkinson-harrison.co.uk

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