

Offices to the rear of Crown House Shiptonthorpe



Newly constructed suite of offices located in the village of Shiptonthorpe.

£9,300 +VAT Per Annum

LOCATION

Shiptonthorpe is a well-connected village in the East Riding of Yorkshire, situated on the A1079 between York and Hull. The village enjoys an attractive rural setting while benefiting from excellent road connections to the region's principal towns and cities.

Located close to Market Weighton, approximately 2 miles away, and Pocklington, around 5 miles to the north-west, Shiptonthorpe provides convenient access to a range of local amenities and services. The A1079 provides a direct strategic route towards York and Hull, while the A614 at Shiptonthorpe connects the village with destinations including Beverley, Driffield and the East Yorkshire coast.

The village combines a peaceful countryside environment with practical accessibility, making it an appealing location for businesses seeking a more rural setting without being isolated from established commercial and residential centres. Local amenities include a village hall, community facilities, shops and roadside services, while nearby Market Weighton provides a wider range of everyday facilities.

DIRECTIONS

The property is located to the rear of Crown House, Shiptonthorpe.

ACCOMODATION

Entrance area with kitchen and w.c.

Office One 4.65m x 2.94m

Office Two 4.65m x 2.94m

PARKING

The rental amount includes the use of 2 parking spaces.

LEASE

Lease terms negotiable

SERVICES & APPLIANCES

Rent is inclusive of all services on a fair usage basis with the exception of internet connection and business rates.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of

DISCLAIMER

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed. Intending purchasers must satisfy themselves as to the correctness of the statements in them. Any dispute arising out of the particulars or as to any fixture included in the sale or otherwise shall be referred to the Agent's sole arbitrators and their decision shall be binding to all parties.

