



Suite 8 19-23 Prospect Street  
Bridlington  
YO15 2AE

TO LET

£2,000 pa

Second Floor Suite Located In Town Center

# Suite 8, 19-23 Prospect Street Bridlington YO15 2AE

The offices are suitable for a variety of professional uses and are available in a range of sizes and layouts. Early occupation is possible, and the option to combine multiple suites may be available by negotiation.

## GROUND FLOOR COMMON ENTRANCE HALL, STAIRS AND LANDINGS

With stair case access to the second floor with two radiators.

## RECEPTION

18'6" x 8'9" Plus recess 6'6" x 5'6"

## GENERAL OFFICE

18'6" x 17'0"

With two extractor fan units.

## STAFF ROOM

12'9" x 5'9"

With fitted worktop, stainless steel sink unit, base and drawer unit and hot water system.

## SEPARATE WC

With low flush WC unit.

## NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

## ENERGY PERFORMANCE CERTIFICATE

Rating F.

## BUSINESS RATES

The business rates payable are £2,650 per annum. However small business rate relief is available.

## VIEWING

Strictly by prior appointment with the agents.

Regulated by RICS



Office One



Office Two



Office Three

The digitally calculated floor area is 73.4m<sup>2</sup> (791ft<sup>2</sup>).  
 This area may differ from the floor area on the Energy Performance Certificate.



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 Estate Agents

**Approximate total area<sup>(1)</sup>**

73.4 m<sup>2</sup>  
 791 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
 15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**WC**  
 1.47 x 1.57 m  
 4'9" x 5'1"

**Utility Room**  
 1.45 x 1.39 m  
 4'9" x 4'6"

**Hallway**  
 2.93 x 1.23 m  
 9'7" x 4'0"

# ■ Ulllyotts ■

EST 1891



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