



SHERIFF HOUSE – OFFICE SUITES
SHERIFF HUTTON INDUSTRIAL PARK
YORK ROAD
SHERIFF HUTTON

First Floor office accommodation available in small suites from 455 sq.ft. (42.26 sq.m.) and ideal for the small business seeking a rural rather than urban environment. Up to 2,772 sq.ft. (257.51 sq.m.) is available if required. A platform lift from ground floor will be available and externally parking spaces are allocated. Specification includes suspended ceilings, electric heaters, carpeting, tea point, computer friendly lighting, dado trunking in parts etc. The Estate is already the preferred home of a wide range of businesses and favoured for its accessibility from the A64 and areas north of the City.

MODERN OFFICES
FROM 455 SQ.FT. (42.26 SQ.M.)

TO LET – NEW LEASES
FROM £8.50/SQ.FT.



ACCOMMODATION

The following rooms are available either individually or combined to suit requirements.

Rear Office:		Occupied	
Rear Office:	455 sq.ft.	(42.26 sq.m.)	£4,100 p.a.
Rear Office:	918 sq.ft.	(85.28 sq.m.)	£7,800 p.a.
Side Office:	657 sq.ft.	(61.03 sq.m.)	£5,585 p.a.
Front Office:	742 sq.ft.	(68.93 sq.m.)	£6,300 p.a.

Interested parties are advised to check measurements on site prior to entering into a commitment. Rents for floor areas exceeding 700 sq.ft. (65.03 sq.m.) are based on £8.50/sq.ft., smaller suites have a slightly higher rate. VAT at the prevailing rate applies to rent and service charge.

LEASE DETAILS

All leases exclude the security of tenure provisions of The Landlord and Tenant Act 1954 by prior agreement. Length of leases is negotiable, minimum term is 3 years. A service charge will operate to recover charges incurred by the Landlord for building insurance, business rates, water and sewerage charges, lift maintenance, maintenance and cleaning of common parts, lighting and heating of common parts, electricity (heat, light and power) etc. and 50% of the cost of maintaining the building's exterior.

VIEWING

Strictly by appointment with the Letting Agents: Tel – 01904 679733.

IMPORTANT NOTICE

These particulars which were prepared on 24th July 2007 and amended on 5th August 2008 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.