



41 MAIN STREET – 2 FIRST FLOOR ROOMS BISHOPTHORPE YORK YO23 2RA

Ideal for the small business a suite of two offices totalling **292 sq. ft. (27.13 sq. m.)** in total on the first floor of an attractive office building in the village centre. On site **one parking space is available** and parking is also available in the village street. This location is ideal for those looking for access to the City Centre or to the City's outer ring road (A1237/A64). Minimum lease period is 12 months.

- ❖ Office 1 – 158 sq.ft./14.68 sq.m.
- ❖ Office 2 - 134 sq.ft./12.45 sq.m.
- ❖ Service charge to cover heat, light, power, window cleaning, etc.
- ❖ Shared kitchenette and W.C. facilities
- ❖ Rent £412.50 (excl.)/p.c.m.
- ❖ New lease available – security of tenure provisions of the Landlord and Tenant Act 1954 excluded.

IMPORTANT NOTICE

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