



**OFFICE SUITES FOR THE SMALL BUSINESS
WOODHOUSE GRANGE BUSINESS CENTRE
SUTTON UPON DERWENT
YORK. YO41 4DF**

This imaginative conversion of traditional farm buildings has provided modern office accommodation currently available in individual suites from 172 sq.ft. (15.99 sq.m.) to almost 2,000 sq.ft. (185.80 sq.m.). Phase One offices benefit from 'category II' computer friendly lighting, climate control electric heating, computer trunking, carpeting etc. Phase Two offices nearing completion also include a number of 'green' features including solar water heating, use of rain water etc.

**NEW LEASES AVAILABLE
RENT: FROM £8.50 PER SQ.FT. (EXCL.)
PLUS SERVICE CHARGE**

Retail | Offices | Industrial | Investment | Development

Blacks Property Consultants Ltd., 95 Main Street, Fulford, York. YO10 4PN

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ACCOMMODATION

PHASE ONE

Ground Floor

Communal Entrance/Reception Hall:	-	-
Kitchen/Staff: with sink unit and range of wall and base units	-	-
Ladies/Gentlemens W.C.'s:	-	-
Office Suite 1 (1 Room):	172 sq.ft.	(15.99 sq.m.)
Office Suite 2 (1 Room):		Now Let
Office Suite 3 (1 Room):		Now Let
Office Suite 4 (2 Rooms):		Now Let
Office Suite 5 (4 Rooms):		Now Let
Office Suite 6 (2 Rooms):	383 sq.ft.	(35.59 sq.m.)

First Floor

Office Suite 7 (3 Rooms): with store cupboard		Now Let
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PHASE TWO

Ground Floor

Office Suite 8*:	954 sq.ft.	(88.62 sq.m.)
Office Suite 9:	204 sq.ft.	(18.95 sq.m.)
Office Suite 10:	384 sq.ft.	(35.67 sq.m.)
Office Suite 11:	277 sq.ft.	(25.73 sq.m.)
Office Suite 12:	332 sq.ft.	(30.84 sq.m.)
Office Suite 13:	234 sq.ft.	(21.73 sq.m.)

First Floor

Office Suite 14:	243 sq.ft.	(22.57 sq.m.)
Office Suite 15:	382 sq.ft.	(35.48 sq.m.)
Office Suite 16**:	1,000 sq.ft.	(92.90 sq.m.)

* Suite 8 has its own W.C.

** Suite 16 has its own kitchenette of 29sq.ft. (2.69 sq.m.) included in the total stated.

N.B. Suites 8 and 16 can be easily combined to provide 1,954 sq.ft. (181.52 sq.m.) over two floors.

VIEWING

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

PHOTOGRAPHS



Business Centre Signage



Kitchenette within Common Parts



A Typical Office



Circulation Area

IMPORTANT NOTICE

These particulars which were prepared on 2nd March 2010 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 (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries 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.