



**PART SERVICED OFFICES - SHORT TERM BASIS**  
**ELCOCK HOUSE**  
**39 HOSPITAL FIELDS ROAD**  
**YORK**

Business centre complex within Elcock House on the popular Hospital Fields Road Industrial Estate which is already home to a wide range of businesses. Premises range from a 1/2 person office to one suitable for 4 persons (subject to availability). The complex caters for the requirements of the small business. Offices are centrally heated and charges include rent, rates, heat, light and power, building insurance, external window cleaning, common part cleaning, lighting. Each unit has use of a parking space on site; Unit 6 has 2 spaces. Please check current availability.

**MINIMUM OCCUPANCY**  
**PERIOD - 9 MONTHS**

**RENTS FROM:**  
**£225/P.C.M.**

## AVAILABILITY SCHEDULE

### WORKSHOP

Unit 11                      642 sq.ft.                      **NOW LET**

### SHOWROOM

Unit 10                      515 sq.ft.                      **NOW LET**

### OFFICE SUITES

Room 5	1/2 Person	£320/p.c.m.	TO LET
Room 6	4 Person		<b>NOW LET</b>
Room 7	1/2 Person		<b>NOW LET</b>
Room 8	1/2 Person	£225/p.c.m.	TO LET
Room 9	1/2 Person		<b>NOW LET</b>

## OCCUPANCY AGREEMENTS

Occupancy is covered by an Agreement which will have a period of 12 months but which is capable of being terminated by either party after 6 months upon 3 months prior written notice. Rents are paid quarterly in advance by bank transfer. The ingoing party will pay a contribution of £150 plus VAT for the preparation of the Agreement.

## VIEWING

Strictly by appointment with the Letting Agents      Tel: 01904 679733

---

**95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com**

---

### IMPORTANT NOTICE

These particulars were last prepared on 9<sup>th</sup> February 2011 following numerous earlier editions and amended 8<sup>th</sup> August 2011 and 25<sup>th</sup> January 2012 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.