



UNIT 1 SYCAMORE BARNS ANGRAM

- * Impressive Rural Conversion
- * Central Heating
- * Skirting Trunking
- * Carpeting
- * Computer Friendly Lighting
- * Good On-site Parking
- * New Lease Available
- * Readily Accessible for A64 and B1224

1,476 SQ.FT. (137.12 SQ.M.)
OFFICE - TO LET

RENT: £15,000 P.A. (EXCL.)
NEW LEASE

GENERAL INFORMATION

DESCRIPTION:

Sycamore Barns are a sympathetic conversion to provide office space in a rural environment but with relatively easy access to the A64, the B1224 and A1237 (York's outer ring road). Unit 1 offers approximately 1,430 sq.ft. (132.84 sq.m.) (offices + kitchenettes) plus first floor store of 46 sq.ft. (4.27 sq.m.). Generous parking facilities exist on site and a staff amenity area is available.

LOCATION:



LEASES:

A new lease is available. The tenant has responsibility for internal repairs. The Landlord maintains the exterior, landscaping and effects annual building insurance. The Landlord's costs are recovered through a service charge. Minimum lease term is 3 years.

RATING:

An inspection of the Valuation Office Agency's website reveals an assessment of £17,000 Rateable Value. This would result in a liability for 2011/2012 of £7,361. This information can be verified by contacting Harrogate Borough Council on 01423 556677.

VIEWING:

Strictly by appointment with the Letting Agents Tel: 01904 679733. Prior to an inspection, interested parties may wish to consider (a) their ability to meet a Landlord's standard requirement for references (further details available on request) and (b) whether the proposed use is acceptable to the Landlord. A copy of our leaflet 'Application for a Lease of Commercial Property' is available from our office on request or from 'Downloads' section of the website.

ACCOMMODATION

UNIT 1 – 1,476 sq.ft. (137.12 sq.m.)

Ground Floor

Entrance Hall/Reception:	188 sq.ft.	(17.46 sq.m.)
	with boiler cupboard	
Disabled W.C.:	-	-
Kitchenette:	53 sq.ft.*	(4.92 sq.m.)*
Office (LHS):	364 sq.ft.	(33.81 sq.m.)
Office (RHS):	154 sq.ft.	(14.30 sq.m.)
	with limited natural light	

* excludes 'corridor' entrance area.

First Floor

Landing:	-	-
Separate W.C.:	-	-
Office (LHS):	473 sq.ft.	(43.94 sq.m.)
Office (RHS):	150 sq.ft.	(13.93 sq.m.)
Kitchenette:	48 sq.ft.	(4.45 sq.m.)
	Access to –	
Store Cupboard:	46 sq.ft.	(4.27 sq.m.)

Outside

General parking area.



Entrance Hall



Office

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

IMPORTANT NOTICE

These particulars which were prepared on 23rd June 2010 and amended on 16th March 2011 (rates increase) 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.