

**Prominent Headquarters Building
To Let
2 Ellerbeck Court, Stokesley Business Park,
North Yorkshire TS9 5PT**



- **Prominent headquarters facility.**
- **High quality 2 storey offices with workshop/storage**
- **Secure yard/parking area**
- **Ample staff and customer parking**
- **VAT exempt**
- **Popular North Yorkshire market town**

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www.jackson-partners.co.uk

Situation

Stokesley is a popular location for businesses, tourists and commuters. Overlooking the North Yorkshire Moors National Park it has good access to the region's major highways which provide easy access throughout the area.

Stokesley Business Park is one of North Yorkshires premier business locations accommodating a number of international and national companies.

The premises are prominently positioned with extensive frontage at the junctions of Ellerbeck Way and Ellerbeck Court.

Description

The premises provide a headquarters style office building with supporting workspace and stores on ground and first floor level.

Finished to a modern specification the premises provide partitioned offices with suspended ceilings, double glazing and gas fired central heating. There is workspace to the rear accessed via an electric roller shutter door from the enclosed compound.

Externally in addition to the compound there is a landscaped parking area.

Accommodation

We calculate that the premises provide the following approximate gross internal areas.

Ground floor
Office/workspace 193.5m² 2,082sqft

First floor
Offices/workspace & store 184m² 1,980sqft

Total GIA 377.5m² 4062sqft

External compound plus additional parking



Business rates

From our enquiries of the VOA website we believe the premises have a RV of £22,750. We recommend that interested parties speak with the local rating department to confirm the precise rates payable.

Terms

The premises are available to let by way of a new full repairing and insuring lease, for a term of years to be agreed at a rent of £30,000 per annum.

VAT

We are advised that the premises are not VAT registered and therefore VAT will not be added to the rent.

EPC

A copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing and Further Information

Strictly via sole agents Jackson & Partners

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