

**Prominent Office Building
To Let
4 Ellerbeck Way, Stokesley Business Park,
North Yorkshire TS9 5JZ**



- **Prominent office building.**
- **Ground & First floor offices.**
- **Dedicated parking spaces**
- **Offices plus dedicated kitchen facility.**
- **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 fronting Ellerbeck Way close to its junction with the B1257 to Helmsley.

Description

The available offices are located on the ground & first floor and provide accommodation that could be easily used for offices, training/meeting rooms and storage. In addition each suite has its own kitchen facility.

The premises are finished to a modern specification providing partitioned offices with suspended ceilings, double glazing, perimeter trunking radiant panels, and air conditioning/cooling.

Externally there is a landscaped parking area with 18 allocated spaces.

Accommodation

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

Shared entrance/reception area with intercom and WC facilities.

Ground floor	74m2 (800sqft)
First floor	177m2 (1,900sqft)
Total	172m2 (2,700sqft)

Externally dedicated parking for 18 cars



Business rates

From our enquiries of the VOA website we have been unable to establish the premises RV. 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 and rent to be agreed.

VAT

We are advised that the premises are VAT registered and therefore VAT will be charged at the prevailing rate.

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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