

**Landmark Office Building
First Floor Office To Let
26-28 Ellerbeck Court, Stokesley Business Park,
North Yorkshire TS9 5PT**



- **Prominent prestigious office building.**
- **First floor office.**
- **Dedicated parking spaces.**
- **High quality specification.**
- **Popular North Yorkshire market town.**

01642 791390

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 Court overlooking the North Yorkshire Moors. Adjacent are a number of major regional employers.

Description

The premises have a large feature reception area with lift to the first floor and staff and ancillary facilities. The available office is located on the first floor and provides an open plan office with the flexibility to be subdivided as required.

The premises are finished to a modern specification with air conditioning, motion sensor lighting, UPVC double glazing and solar panels.

Accommodation

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

Ground floor

Shared entrance/reception area with intercom and WC facilities.

First floor

Office 144m2 (1550sqft)

Externally dedicated parking for 12 cars.



Business Rates

From our enquiries of the VOA website we understand that the premises will require reassessment upon occupation. We recommend that interested parties speak with the local rating department for an estimate of the amount payable.

Terms

The premises are available to let by way of a new full repairing & insuring lease on terms to be agreed.

VAT

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

EPC

The premises have an EPC rating of C51. A copy of the certificate is available upon request.

Legal costs

Each party is responsible for their own legal costs incurred in this transaction.

Viewing & further information

Strictly via sole agents Jackson & Partners.

Contact: David Jackson BSc MRICS

Tel: 07597974607

Email: David@Jackson-Partners.co.uk