

## Modern Office Building To Let

**First Floor, Suites 3 & 4 Pulrose House, Ellerbeck  
Way, Stokesley Business Park,  
North Yorkshire TS9 5JZ**



- High quality first floor offices
- May divide 760sqft - 2,050sqft
- Open plan accommodation with private offices and dedicated kitchen
- Ample staff and customer parking

**01642 791390**

[www.jackson-partners.co.uk](http://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 form part of a courtyard development with easy access to Ellerbeck Way.

## Description

The accommodation comprises first floor offices accessed from a communal reception area with intercom access system.

Finished to a modern specification the premises are air conditioned, predominantly open plan with private offices/meeting room, suspended ceilings, triple glazing and perimeter trunking and kitchen facility.

Externally the premises have a generous parking ratio with additional spaces potentially available all in a landscaped environment.

## Accommodation

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

Ground floor

Shared reception and WC facilities

First floor

Offices **190m<sup>2</sup> (2,050 sqft)**

The premises are capable of subdivision

Dedicated parking for 9 cars plus potential for additional parking.



## Business rates

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. Further details available upon request.

## VAT

We understand 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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