

**Clifford House, 17 Regent Street, Pocklington,  
YO42 2QN**



A modern first floor office in a central location.

£80 per week, inclusive of Electricity, Gas, Water, Business Rates and Maintenance.

**£80 p.w.**

Self - Contained office on the first floor  
Approximately 160 sq ft (Space for up to 3 desks)  
Good location – Close to the centre of town  
Excellent address for letterhead  
Flexible lease terms  
Shared kitchen and W.C facilities  
All-inclusive rent of £80 per week – to cover electricity, gas, water, business rates and maintenance

### DIRECTIONS

(From Pocklington Office) By turning right off Railway Street, you then enter Regent Street and Clifford house is located at the end on the left hand side, at the junction with New Street.

### OFFICE ACCOMODATION

Clifford House offers modern office accommodation in a period building, close to the centre of Pocklington.

The office includes;

- Fire Doors
- Zoned security alarm
- Fire detection and Alarm system
- Telephone and Internet points
- Cat 2 electrical wiring throughout
- Central heating
- Office standard lighting, plus ceiling spotlighting and uplighting in communal areas
- Carpeting
- Kitchen facilities
- Male and Female W.C's
- Additional storage areas

The office is available on a tailored basis to suit individual business requirements. Ideal for those wanting first time business premises or an expanding business requiring a town centre location.

### ADDITIONAL INFORMATION

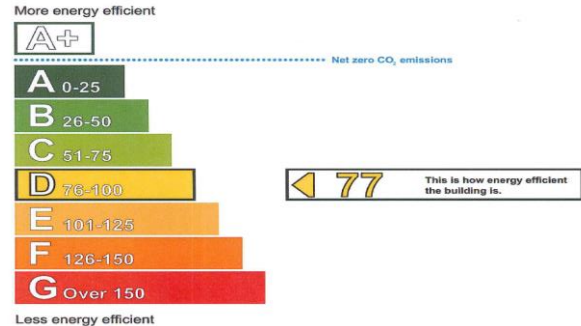
#### TENURE

Leasehold

#### LOCAL AUTHORITY

East Riding of Yorkshire Council

### ENERGY PERFORMANCE CERTIFICATE



### VIEWING ARRANGEMENTS

Please contact us and we will be happy to arrange a mutually convenient appointment. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.