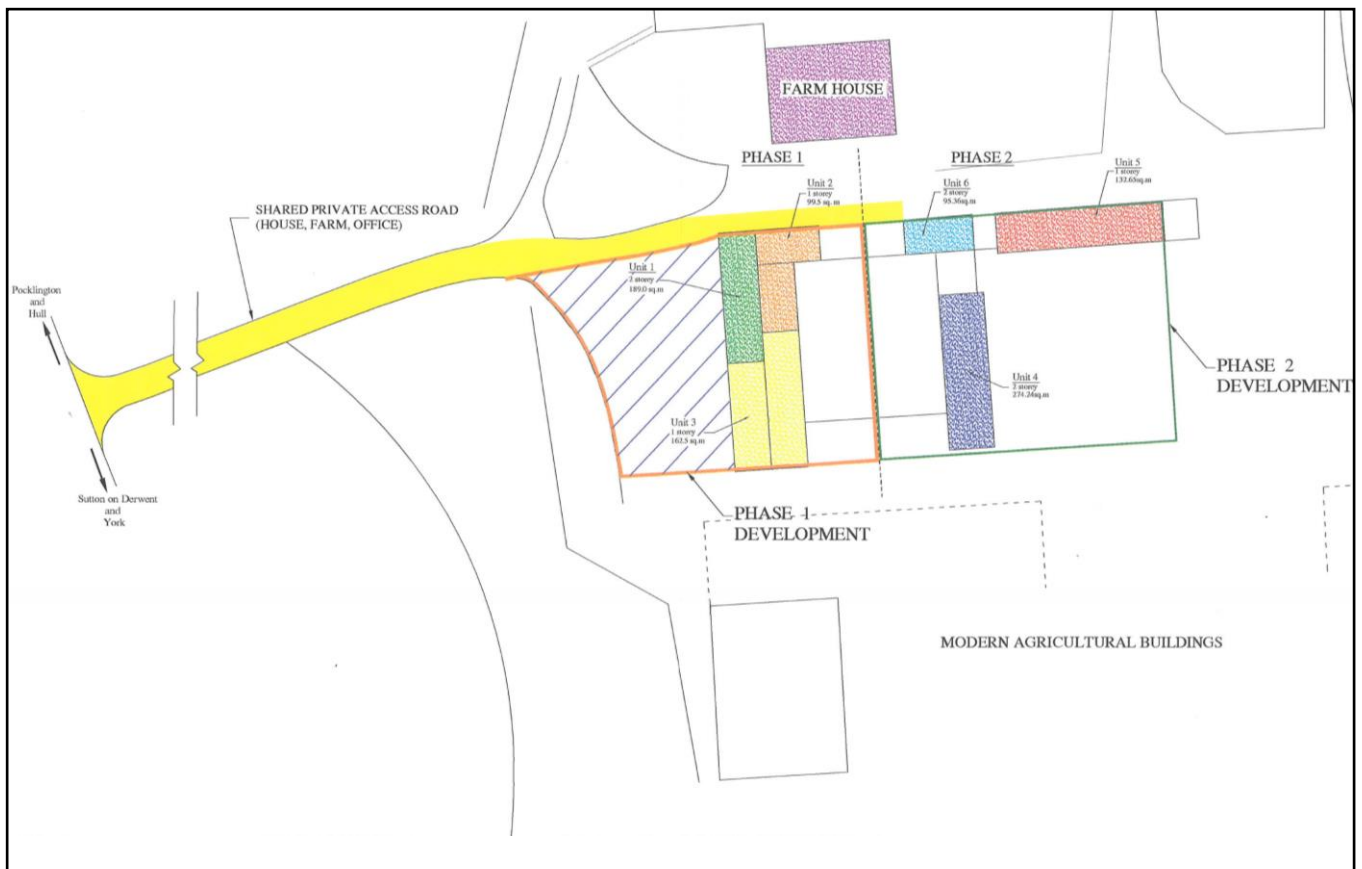


**OFFICES TO LET**  
**WOODHOUSE GRANGE BUSINESS CENTRE**  
**SUTTON UPON DERWENT, YORK**  
**YO41 4DF**



Various offices spaces to let

Each unit on the site comes complete with the following as standard:

- Fully Carpeted
- Double Glazed
- Category II - computer friendly lighting
- Air Conditioning/Climate Control electric heating
- Full disabled access and facilities
- Free Parking
- Communications Cabinet
- Cat 5 Cabling
- Computer Trunking
- The first tenants moving into the Phase II offices are able to choose their own structured cabling and power points layout.

In addition you will have use of a shared kitchen with sink unit and range of wall and base units. Public Ladies and Gentlemen's toilets are also available on each site.

**Current available units;**

Unit 2 – Ground Floor, Plot 1 – 13.93m<sup>2</sup>  
(150 sq ft)

Unit 13 – Ground Floor, Long Barn – 21.73m<sup>2</sup>  
(234sq ft)

Unit 15 – Ground Floor, Long Barn – 22.57m<sup>2</sup>  
(243 sq ft)

**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.

**BUSINESS RATES**

Business rates are payable by the incoming tenant.

The actual rates payable may vary due to the possibility of transitional and small business rate relief. Interested parties should verify the rateable value and any reliefs available with East Riding of Yorkshire Council Business Rates Dept (01482 887700).

**SERVICES & APPLIANCES**

At the time of preparing these sale particulars we were assured by the owner/occupier that all installations/appliances mentioned in these sales particulars were in working order. However, an independent expert has not tested them recently unless to stated therein. Where a property has been left vacant the purchaser may be liable for reconnection charges in respect of disconnected services and appliances.