

Back Office, Regent House Pocklington



Suite of offices on three floors occupying a prime site in the town centre of Pocklington.
Each office is networked and have several power points for office equipment.

£4,500 Per Annum

LOCATION

Pocklington is a market town approx. 13 miles East of York, Approx. 25 miles from Hull and approx. 18 miles from the access to the M62 at Howden. It has a good range of facilities with supermarkets, library, doctors' surgery, dental practices and churches. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.

DIRECTIONS

Situated in the town centre on Regent Street, the offices are located on the left hand side.

GROUND FLOOR

RECEPTION OFFICE 8.01m(26' 3")x3.20m(10' 6")

The office has 2 storage heaters and an additional electric heater, and sizeable storage cupboard.

Stairs off to first floor with shelved store cupboard to half landing.



LANDING AREA

With access to kitchen and cloakroom, first floor office and stairs to second floor.

FIRST FLOOR

OFFICE 3.99m(13' 1")x3.72m(12' 2") max



KITCHEN & CLOAKROOM 2.58m(8' 6")x1.61m(5' 3")

Kitchen area with sink unit, electric water heater and power points. There is a cloakroom off, with WC and hand basin with electric water heater.

SECOND FLOOR

OFFICE/STORE ROOM 3.83m(12' 7")x3.38m(11' 1") max

Fixed work bench, night storage heater.

ADDITIONAL INFORMATION

LEASE

The offices are available to let for a term of 4 years.

LOCAL AUTHORITY

East Riding of Yorkshire Council

BUSINESS RATES

The rateable value of the property according to the VOA website is £3650.00

BUILDING INSURANCE

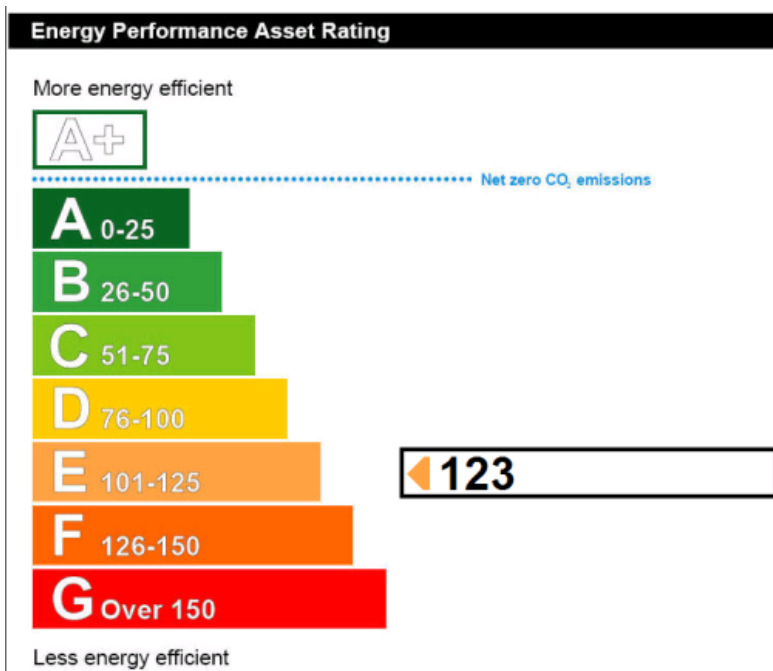
There are 3 office suites within Regent House, for which the annual buildings insurance is apportioned 3 ways.

SERVICES & APPLIANCES

Mains water, electric and mains drainage.

ENERGY PERFORMANCE CERTIFICATE

The full energy performance report is available on request from the Agent.



DISCLAIMER

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed. Intending purchasers must satisfy themselves as to the correctness of the statements in them. Any dispute arising out of the particulars or as to any fixture included in the sale or otherwise shall be referred to the Agent's sole arbitrators and their decision shall be binding to all parties.

