

First Floor Offices at Crown House
Shiptonthorpe



A self-contained block of offices offering 660 sq ft of office space with facilities.

RENT £11,550 + VAT per annum

DESCRIPTION

A block of offices occupying the entirety of the first floor of the property at Crown House, Shiptonthorpe. The property benefits from a private entrance and stairwell.

LOCATION

The property is located in the village of Shiptonthorpe, off the A1079, the main Hull to York trunk road. Shiptonthorpe is ideally placed York and Hull are approximately 20 miles away with Leeds (about 34 miles) and is near to a variety of local amenities either in Market Weighton (2 miles) or Pocklington (4 miles). Within Shiptonthorpe is a church, garden centre and filling station with a small supermarket. There is a bus route that runs through the village, and whilst Shiptonthorpe is close to all major road networks and the train station at Howden, it is also surrounded by open countryside.

Access to the property is taken directly from the A1079 into the private car park down a track to the side of the property.

OFFICES

Office One	4.02m x 3.66m
Office Two	5.36m x 2.15m
Office Three	4.37m x 2.25m
Office Four	3.36m x 3.55m
Office Five	3.80m x 3.50m
Storage Room	
Kitchen	
Men's toilet	
Ladies toilet	

FACILITIES

Kitchen with electric oven, gas hob and wall & base units.

Ladies and gents toilets

Filing cabinets currently in the storage room may be included within the lease should a prospective tenant wish for use of these.

PARKING

Included in the lease is the use of 5 parking spaces in the private car park which is shared with the downstairs unit. These 5 spaces will be allocated by the landlord.

SERVICES

The rent will be inclusive of the following services on a fair usage basis.

Water

Gas

Electric

Buildings insurance

ADDITIONAL INFORMATION

LOCAL AUTHORITY

East Riding of Yorkshire Council

BUSINESS RATES

Currently awaiting assessment.

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 so stated therein. Where a property has been left vacant the purchaser may be liable for reconnection charges in respect of disconnected services and appliances.

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.

FREE VALUATION

We are pleased to offer a free, no obligation valuation service to give you a market appraisal on your property. Please contact us to arrange a mutually convenient appointment.

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



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Associated offices at Market Weighton and York



