RM English

First Floor Offices at Crown House

Shiptonthorpe

A self-contained block of offices with facilities. Various individual offices available.

Price on Application

2 Railway Street, Pocklington, York YO42 2QZ
Tel: 01759 303 202 Fax: 01759 301 349 email: pocklington@rmenglish.co.uk
Associated offices at Market Weighton and York

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.

AVAILABLE OFFICE SPACES

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

FACILITIES
Kitchen with electric oven, gas hob and wall & base units.
Ladies and gents toilets

PARKING
Included in the lease is the use of 1 parking space per office. These 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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