



Redworth House

Main Street, Shipton by Beningbrough, York, YO30 1AA

TO LET QUALITY SELF CONTAINED OFFICE BUILDING

950 to 2,720 sq ft
(88.26 to 252.70 sq m)

- 1,930 sq ft / net office space
- 790 sq ft / internal storage
- On Site Private Parking
- Potential for Small Business Rates Relief

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Summary

Available Size	950 to 2,720 sq ft
Rent	£20,000 per annum
Rateable Value	£11,750
EPC Rating	D (96)

Description

Redworth House comprises a detached period building which has been adapted to provide good quality office accommodation over ground and first floors with second floor storage. From the principal entrance hall and central stairwell, a combination of rooms provide for larger general office areas and smaller individual offices/meeting rooms. The ground floor has a kitchen area and separate shower room/disabled WC and further toilet facilities are provided off the central stairway on both floors. The offices have good natural lighting and benefit from wall mounted perimeter trunking for power and data cabling, currently linked to a server room.

Location

Redworth House is located on the Main Street of the village of Shipton by Beningbrough, which is strategically situated just off the York to Thirsk Road (A19), approximately 3 miles from the York Ring Road (A1237), just over 5 miles from York city centre and circa 14 miles from Junction 47 of the A1(M) motorway.

Accommodation

The office space floor areas have been calculated on a net internal basis, interested parties must satisfy themselves. The accommodation comprises the following areas:

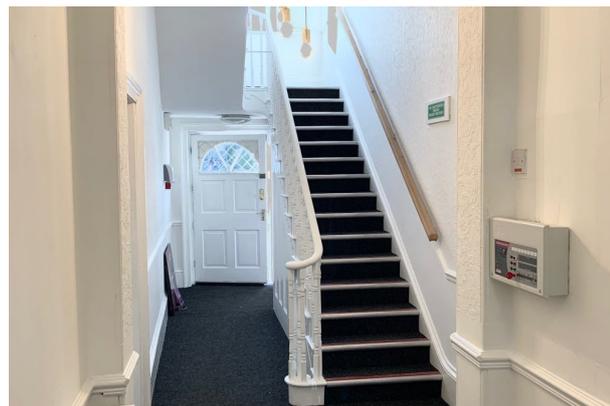
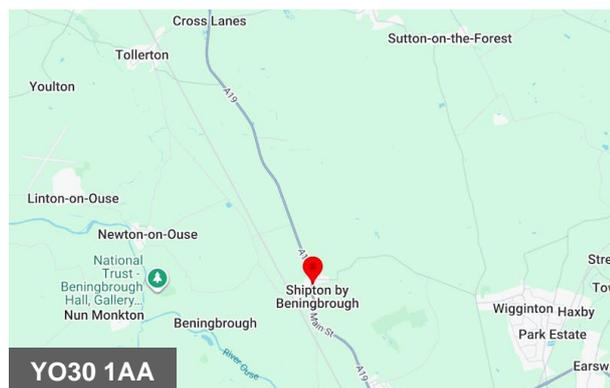
Name	sq ft	sq m	Availability
Ground	950	88.26	Available
1st	980	91.04	Available
2nd	790	73.39	Available
Total	2,720	252.69	

Terms

Redworth House is available as a whole by way of a new lease for a term of years to be agreed at an initial rent of £20,000 per annum exclusive. Consideration may be given to leasing smaller area's separately within the building, subject to terms.

Parking

The property benefits from secure parking to the side and rear of the property in a private courtyard.



Viewing & Further Information



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