



Unit 6

Escrick Business Park, Riccall Road, York, YO19 6FD

High Quality Self Contained Office Unit

2,285 sq ft
(212.28 sq m)

- Mid way between York & Selby off the A19
- 10 dedicated parking spaces with additional overspill parking on site
- New LED lighting throughout
- High quality fixtures and fittings throughout
- Open plan with partitioned private offices and meeting room areas
- Dedicated kitchen and staff break out areas

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Summary

Available Size	2,285 sq ft
Price	Offers in excess of £385,000
Rateable Value	£21,750
VAT	The property is elected for VAT.
Legal Fees	Each party is responsible for their own legal fees incurred in this transaction.
Estate Charge	Each occupier of the estate contributes in due proportion to the maintenance and management of the common parts of the business park.
EPC Rating	C (54)

Description

The available property comprises a modern end of terrace self-contained office building providing high quality office accommodation over ground and first floors. Male & Female WC facilities are provided on both levels. The first-floor offices are all open plan and the ground floor space has been retrofitted with 2 private office pods, a large meeting/board room and a fitted kitchen and staff room.

The property benefits from the following specification:

- Suspended ceilings with recessed new LED lighting cassettes
- Perimeter Trunking for power and data throughout the office space.
- Quality decoration throughout
- 10 on site parking spaces and further overspill staff and customer parking on site

Location

The property is located within the long established Escrick Business Park located midway between York & Selby immediately off the A19, a well maintained and landscaped environment and home to a diverse range of business's including a children's day nursery. The nearby village of Escrick offers the occupiers of the estate a good range of local amenities, including a new PFS, Convenience store and café.

Accommodation

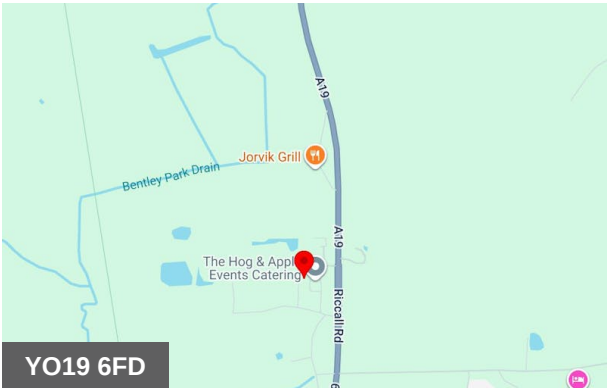
The unit has a net internal floor area of 2,285 sq ft over ground & first floor.

Price

Offer are sought in excess of £385,000.

Services

Main electric water and drainage. Heating via a gas fired central heating system.



Viewing & Further Information



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