



For sale or To Let

**13 Escrick Business Park
Escrick, York, YO19 6FD**

Size 132 sq m (1,420 sq ft)

Modern self contained offices
Attractive Business Park environment
Potential to occupy ground and first floor
independently
Price £180,000, Rent £15,000 pa ex

briggsburley
Chartered Surveyors

Location

Escrick Business Park is just off the A19, 5 miles south of York and 6 miles north of Selby.

The location offers good accessibility and a pleasant rural environment.

Description

This is a well laid out, high quality development, undertaken by Harrisons, one of the areas most respected developers.

The property is a two storey, end of terrace unit, built in an attractive buff brick with feature timber cladding to part of the front elevation. The building is self contained but has been designed so that the ground and first floors could be occupied independently. Both floors are open plan, providing maximum flexibility. Each floor has wc facilities and a store room. Being end of terrace, this unit benefits from windows and natural light from three elevations.

The specification reflects the general standard of the development;

- Gas central heating
- Suspended ceilings with inset lighting
- Triple glazed windows
- Oak veneered doors with stainless steel fittings
- Kitchenette to ground floor
- Concrete floors
- Entry phone system
- Generous car parking, 10 spaces

Accommodation

Net internal Area 132 sq m, 1,418 sq ft

Services

Mains electric, water and gas.

Tenure

Freehold

Rates

The Rateable Value

Price/Rent

Price £180,000

Rent £15,000 pa

Lease

A lease would be for a minimum term of 6 years. Terms are available on request

VAT

Prices and rent, where quoted, are exclusive of VAT.

Service Charge

There is a service charge which covers the maintenance of common areas.

Energy Performance Certificate

The building has an EPC rating of . A copy of the certificate is available on request.

Viewing

By appointment with Briggs Burley
Contact John Burley 07949 154881
jburley@briggsburley.co.uk



