

# TO LET

## HIGH QUALITY SERVICED OFFICES



### LINDUM BUSINESS PARK ELVINGTON YORK YO41 4EP

- High Quality Offices
- Managed Reception Area & Meeting Rooms
- Flexible Lease Terms
- Rents inclusive of All Utilities
- Generous on-site Car Parking

## LOCATION

Lindum Business Park is located immediately off the within an established mixed commercial area of Elvington, approximately 6 miles South East of York city centre and approximately 4 miles from the A1079 and Duelled A64 interchange at Grimston Bar.

## DESCRIPTION

The premises comprise 2 interlinked ground floor suites of high-quality office accommodation with the benefit of new integrated LED ceiling lighting, perimeter data trunking with high quality carpeting and internal decoration throughout. The offices are serviced from a large shared reception area which as the benefit of meeting rooms leading off, which can be used by the occupiers of the building by way of separate flexible arrangements with the Landlords.

Externally this high-quality office building sits within mature well-maintained grounds and associated on site parking area. External seating/breakout areas are provided.

## ACCOMMODATION

Office 1    16.7sq m / 180 sq ft  
Office 3    11.8sq m / 127 sq ft

**Total        28.5 sq M / 307 sq Ft**

Interested parties must however satisfy themselves as to the floor areas of the subject property.

## TERMS

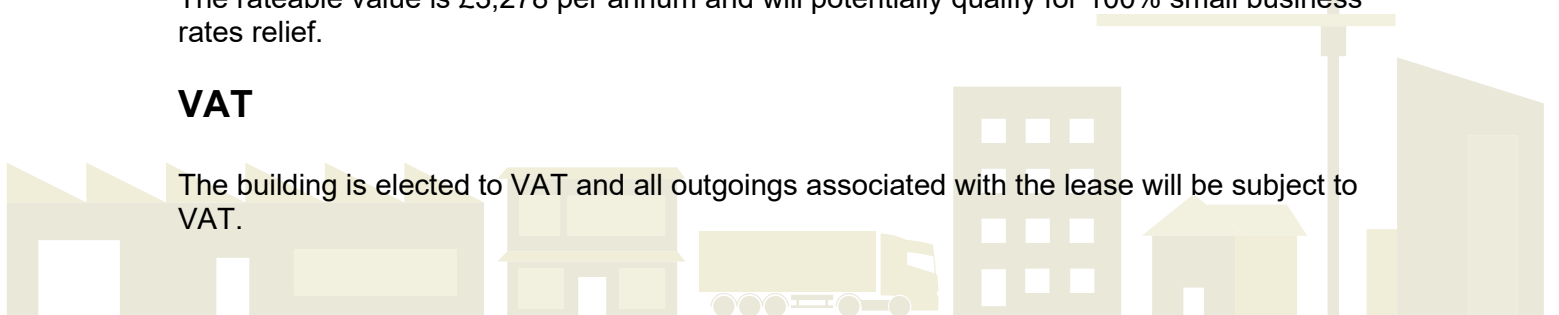
The offices are available together by way of a new flexible tenancy agreement at a cost £635 per calendar month inclusive of heating, power, lighting and parking.

## RATES

The rateable value is £3,278 per annum and will potentially qualify for 100% small business rates relief.

## VAT

The building is elected to VAT and all outgoings associated with the lease will be subject to VAT.



## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

## FURTHER INFORMATION & VIEWING

**CARTER TOWLER**  
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