



Bowcliffe

TO LET / FOR SALE*

Good Quality Offices
Flexible Terms

Up to 4,000 sq ft (371.61 sq m) NIA



Crayke House
Easingwold Business Park
Stillington Road
York
YO61 3FB

LOCATION

Crayke House is located on Easingwold Business Park just off Stillington Road in the popular village of Easingwold. Other occupiers on the park include North Yorkshire Building Control, BIGGA, UK Case Management, Local IT Solutions & Agecko UK Ltd.

In terms of accessibility the A19 is 1.5 miles approx. from the business park providing easy access to both York and Thirsk. York city centre is approximately 13 miles South of Easingwold and Thirsk approximately 11 miles North. The A1237 York Outer Ring is approximately 10 miles to the South providing direct connection to the A64 the national motorway network.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

DESCRIPTION

Crayke House comprises a modern office building arranged over 2 floors capable of subdivision to suit a range of sizes. The offices benefit from the following specification: -

- Raised access floors
- Comfort cooling
- Suspended ceilings with integral lighting
- Predominantly open plan
- Fully carpeted
- Kitchen
- Male/Female/Disabled WC's
- Lift access
- Gas fired central heating system
- Parking

ACCOMMODATION

The building provides a total area of up to 4,000 sq ft (371.61 sq m) and is capable of being split to accommodate a range of requirement sizes.

TERMS

The property is available by way of a new effective full repairing and insuring lease on flexible terms to be agreed or alternatively on a fully serviced basis. Quoting prices available upon request.

*The building is available to purchase either with the benefit of the income or vacant possession. Please contact for further information.

SERVICE CHARGE

A service charge will be in place for the maintenance and upkeep of the common parts.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

For further information please contact the Business Rates Department at Hambleton District Council – 01609 779977

EPC

An EPC is available upon request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the letting agents, Bowcliffe:

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY
MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.