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01423 501 211

From £3,588 per annum

**Monkswell House Business Centre,
Manse Lane, Knaresborough, HG5 8NQ**

Office

Located on the edge of the beautiful historic market town of Knaresborough, the offices are ideally placed for access to Harrogate, York and Leeds, and Just a 5 minute drive from the A59 and A1. Monkswell House is situated within Manse Lane Business Park, a well established commercial location. The self contained offices are ideal for any size of businesses or sector.

Prices on application



Approximately sq ft

Offices available range from small offices suitable for one/two people units to large multi room units. Simple and flexible terms make these units suitable for new companies or companies expecting to grow, as our clients can be accommodated with unit configurations to accommodate businesses needs.

Tenure

Simple fixed rental fees include:
Free parking, Electric, Gas, Wate and Office cleaning

Rateable Value

Rateable Value:
Uniform Business Rate for 2014/15
£0.482.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Planning

Interested parties are advised to make their own enquiries in respect of planning proposals if any change of use is envisaged.

Costs

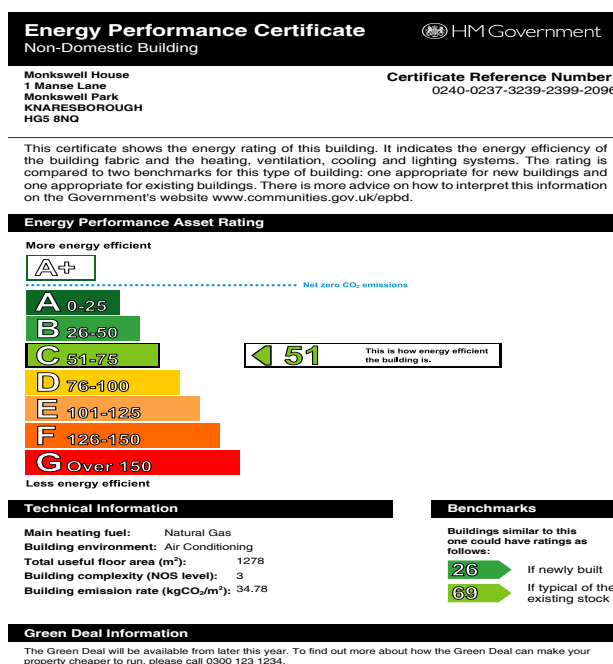
Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Viewing

Strictly by appointment with the agent.

Directions

From the Retail Park off the York Road in Knaresborough head towards the town centre and just after the



Code of Practise

You should be aware that the Code of Practice for commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:

www.commercialleasecodeew.co.uk

Agent Notes

1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Feather Smailes Scales LLP staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. These is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and all other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not.

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