



APPROXIMATELY 140 SQ FT

Description

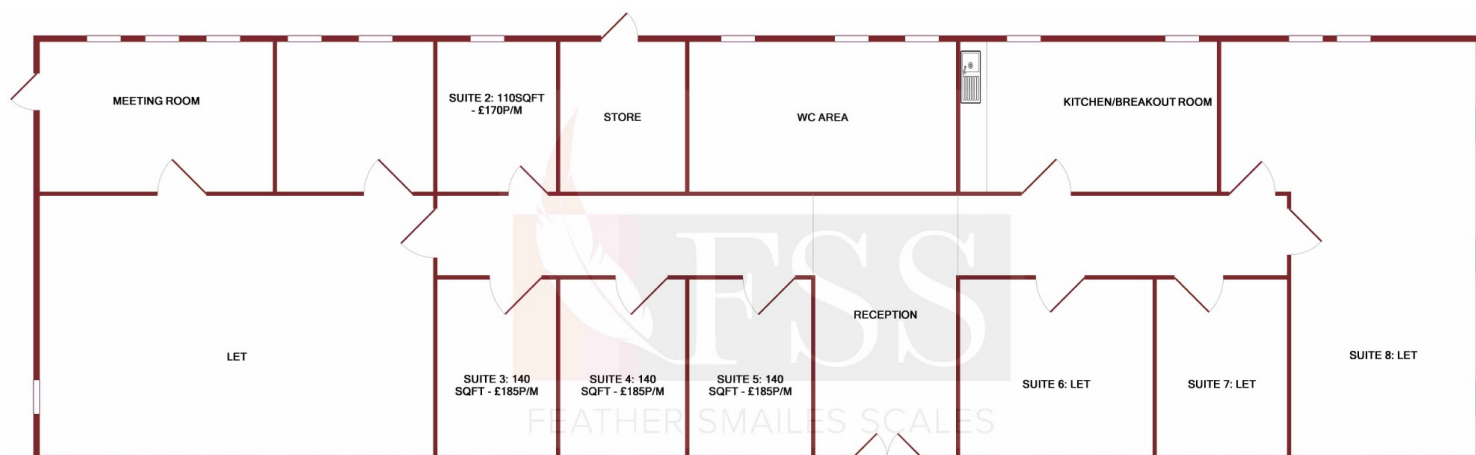
Tilcon House is a modern single storey office building comprising a number of offices to suit a variety of purposes. The offices range from 110 to 700 sq ft and would ideally suite 1-8 people or more if required. The rent includes buildings insurance, external maintenance and repairs, as well as all utilities including: water, electric and oil.

The building is to be fully refurbished to include a full re-decoration, modern lighting and new carpet throughout. A new shared kitchen/breakout area will also be created. Externally the premises benefits from a large shared car park. The offices are ideally located only a short 10 minute drive to Knaresborough and with good access to Harrogate and York.

OFFICE

ALL INCLUSIVE RENTAL

From £1,920
(from) Per annum



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Directions

From the village of Scotton head North past the cricket pitch onto Low Moor Lane, the office can be seen on the right hand side after approximately half a mile indicated by our board.

Tenure

Leasehold. The offices suites are available on flexible terms but envisaged to be for a minimum of 12 months.

Rateable Value

Rateable Value: TBC

Uniform Business Rate for 2017/17 £0.479.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

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

Planning

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

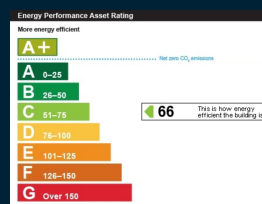
Viewing

Strictly by appointment with the agent Tel: 01423 501211.

Services

All mains services are connected to the property.

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