



To Let
Office Space

Ropery House
Pickering
North Yorkshire
YO18 8DY

align Chartered
Surveyors

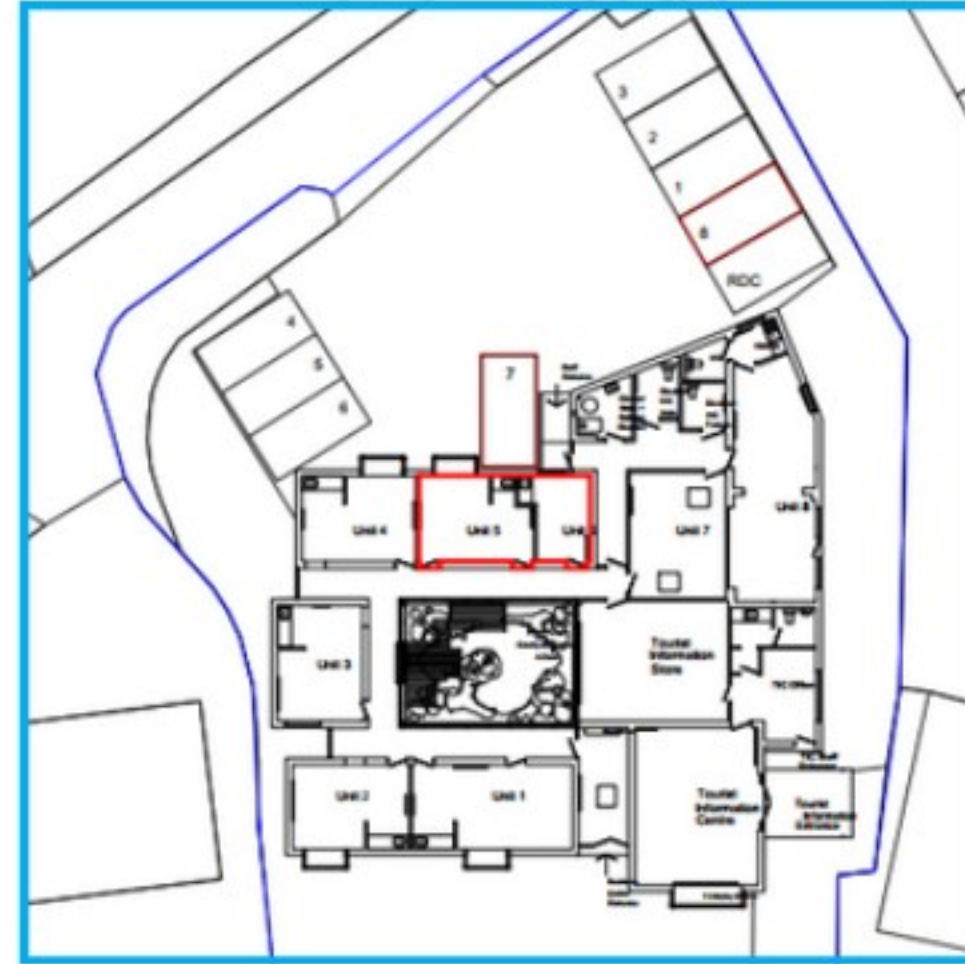
Description

Ropery House consists of 8 serviced offices all with their own private kitchen area incorporating open plan working space and shared toilets. The building features communal break out spaces throughout. Each office comes with its own designated car parking space. These offices provide a fantastic opportunity for small start-up business to grow. All accommodation is re-decorated before a new tenant takes occupation to ensure the best level of accommodation is provided for your business.

Location

The building fronts onto the high street, providing easy access bus stops with good transport links across the county. A substantial, public car park is adjacent to the front of the property, that accommodates 84 parking spaces. Situated in the centre of Pickering on the main High Street, the property is located North of the historic market town of Malton and can be accessed via the A170 providing connections to Scarborough in the east and Thirsk in the west taking around 45 minutes. The town benefits from easy access to the A64 for York and Leeds. The property is surrounded by all local amenities such as the national coffee operator Costa, Lidl and the Co-op Food adjacent to the property.

Location Plan



Floor Areas (GIA) Price per Sq. Ft.

Floor	Sq.m	Sq. Ft.
Unit 5	18.58	200
Unit 6	9.29	100
Unit 5 & 6	27.87	300



Business Centre

Comprising of 8 small starter business units.



Business Rates

The property has a rateable value of **£3,300**.

Rent

Floor	Rent
Unit 5	£3,500
Unit 6	£2,500
Unit 5 & 6	£5,500

Terms

Terms to be on the basis from a 3 year agreement with either party to provide 6 months notice at any point.

EPC

Units 5 & 6 have an energy performance certificate rating of D, valid until April 2033.

Viewing

All viewings are to be arranged through the retained agents or by contacting one of the agents below:

Christopher.Black@alignpropertypartners.co.uk
Kelsey.Collins@alignpropertypartners.co.uk

Legal Costs

The ingoing tenant is responsible for the landlords reasonable legal fees in the preparation of the lease agreement, these shall be capped at £500.

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as a statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The property is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under the name of Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)

