

**LINDUM BUSINESS PARK, YORK ROAD, ELVINGTON,
YORK, YO41 4EP**

OFFICE SUITES TO LET

**STAPLETON
WATERHOUSE**

Location

Lindum Business Park is located in the North Yorkshire village of Elvington, being only 3.5 miles south-east of the York outer ring road (A64). The business park can be found as you enter the village from the north-west (York), approximately 0.3 miles on the left hand side, adjacent to Elvington Playing Fields and doctor's surgery.

Description

A well presented and modern business centre, offering a range of office suites within a purpose built two storey office building. The available offices are located on the ground floor and can be accessed off a communal and staffed reception. The offices are capable of being split into smaller units to suit individual requirements.

The wider site benefits from ample car parking, 24/7 CCTV, manned reception (during business hours) and use of a meeting room facility.



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Accommodation

The units provide the following approximate net internal floor area:

Office 1	303 sq ft
Office 2	706 sq ft
Office 3	1,830 sq ft

Rent

Price on application.

Services

The rent is inclusive of all utilities, save as internet and telephone costs.

Planning

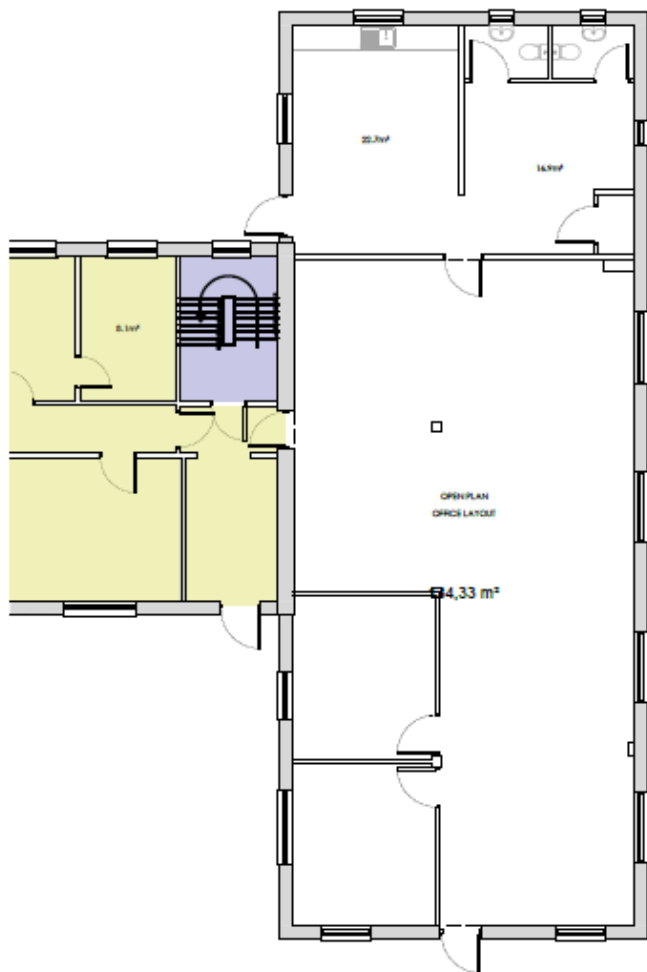
The current use is an office, designated as Class E, under the new Use Classes Order (2020).

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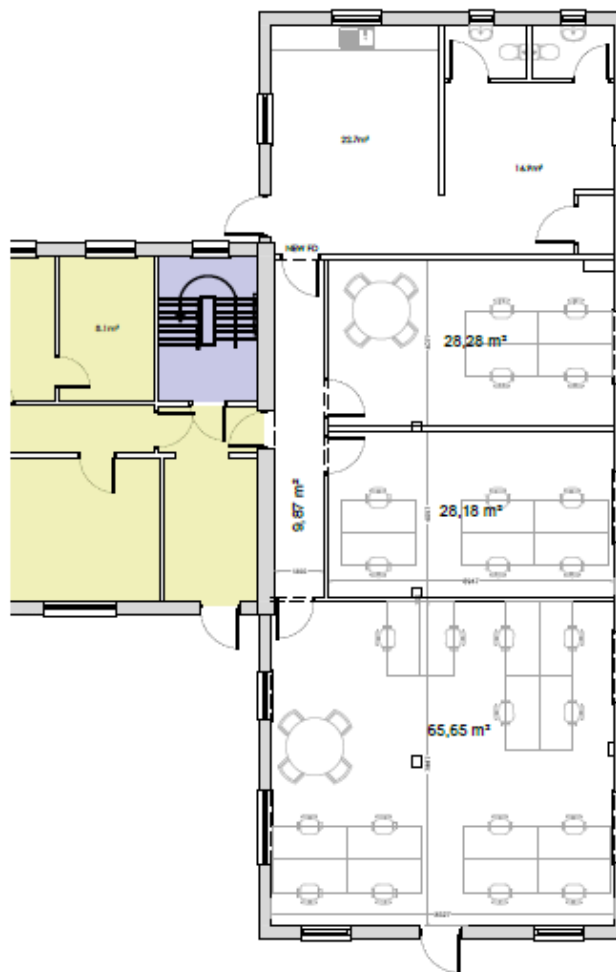
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Existing Ground Floor GA



Proposed Ground Floor GA

EPC

The property has a rating of C 68. A copy of the certificate is available upon request.

Lease Terms

The office is available on a minimum of a 12 month term on an all inclusive serviced office basis, save business rates, telephone and internet costs. The lease is excluded from S24-28 of the Landlord and Tenant Act 1954.

A rental bond equivalent to 1 months rent + VAT is payable to the landlord, to be held for the duration of the tenant's occupation.

VAT

All costs exclusive of VAT.

Rates

Interested parties should make their own enquiries to City of York Council.

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Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

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