



WYKEHAM BUSINESS CENTRE

Offices to Let



No.1 & No.2 Langley House, Wykeham Business Centre (from 809sqft/75sqm)

Langley House forms part of the rural business community at Wykeham Business Centre. Situated on the A170, just 6 miles west of Scarborough, there is immediate road access to York, Leeds & Hull, rail links via Seamer Station, 5 miles away and an hourly bus service between Scarborough & Helmsley, via Pickering.

Beautifully finished, highly specified offices, provide contemporary interiors that retain many traditional features. Onsite facilities include broadband, internal ducting and cabling, comfort cooling/ heating, free car parking, occupiers' shower and changing room and a dedicated in-house management team responsible for the day to day running of the centre.

Comprising two office suites, Nos. 1 & 2 Langley House can be occupied either independently or as a whole with separate entrances, WCs and kitchenette. Flexible floor plans allow for individually tailored working environments enhanced by open ceilings, exposed timber trusses and lawned courtyards.

Within the immediate locality is The Downe Arms offering excellent conference, function, catering & accommodation facilities, The Wooden Horse children's day nursery, Wykeham Tea Rooms and a weekly Farmers' Market.

No.1 LANGLEY HOUSE: (809sqft/75sq m)

Entrance (including kitchenette, WCs and storage area): 11ft 8ins (3.6m) x 15ft 9ins (4.85m)
Office 1: 39ft 0ins (11.9m) x 15ft 9ins (4.85m)

No.2 LANGLEY HOUSE: 1203sqft/sqm)
Reception/Office: 28ft 4ins (8.65m) x 13ft 6ins (4.15m)
Mezzanine Storage: 10ft 5ins (3.2m) x 13ft 6ins (4.15m)
Office 1: 21ft 6ins (6.6m) x 15ft 6ins (4.75m)
Office 2: 21ft 0ins (6.4m) x 15ft 7ins (4.8m)



Interior 2 Langley House

THE LEASE:

The two offices are available either as a whole or separately on a three (or more) year lease

Rent: No. 1: £ 809 per month plus VAT
No. 2: £1,203 per month plus VAT
As a whole: £1,917 per month plus VAT

OUTGOINGS:

No.1
Business rates: £2206.75 per annum
Buildings Insurance: £123.00 per annum

No.2
Business rates: £3152.50 per annum
Buildings Insurance: £153.75 per annum

Service Charge: 10% of the rental plus VAT

The Occupier is responsible for utility costs & building insurance premium. The Landlord is responsible for the majority of the repairs and maintenance of the landscaped and common areas.

CONTACT US: For further information and to discuss your requirements contact Katrina Shamel at the Estate Office, Tel 01723 866600 or email k.shamel@dawnay.co.uk