



WYKEHAM BUSINESS CENTRE

Offices to Let



4 & 5 Lora Courtyard, Wykeham Business Centre (from 527sqft/49sqm)

The Wykeham Business Centre, opened by HRH Duke of Kent in September 2004, is set within a stunning landscaped courtyard. The original stone buildings have been converted to a very high standard and retain their rural charm whilst providing a contemporary working environment.

Lora Courtyard 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.

On site facilities include comfort cooling/heating, internal cabling, broadband, free car parking, occupiers' shower and changing, and an in house management team responsible for the day to day running of the centre.

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

Nos 4 & 5 LORA COURTYARD:

Comprising two office suites, to be occupied either independently or as a whole sharing a reception area, together with WCs and kitchenette. The offices are light and airy with high, open ceilings, exposed timber roof trusses, and overlook a lawned courtyard.

SHARED ENTRANCE/RECEPTION:

with WC, disabled WC, kitchenette and store: 16ft 5ins (5m) x 14ft 9ins (4.5m)

No 4: COMPRISING THREE OFFICES (one first floor) & LOBBY (991sq ft)

- Office 1: 19ft 4ins (5.9m) x 14ft 9ins (4.5m)
- Lobby: 5ft 4ins (1.6m) x 16ft 0ins (4.9m)
- Office 2: 14ft 9ins (4.5m) x 16ft 5ins (5.0m)
- Office 3: 14ft 9ins (4.5m) x 16ft 5ins (5.0m)

No 5: COMPRISING RECEPTION & OFFICE (527sq ft)

- Reception: 9ft 10ins (3.0m) x 14ft 9ins (4.5m)
- Office: 18ft 0ins (5.5m) x 14ft 9ins (4.5m)

THE LEASE:

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

Rent: No 4: £ 991 per month plus VAT
 No 5: £ 527 per month plus VAT
 As a whole: £1,458 per month plus VAT

OUTGOINGS:

No.4

Business rates: £1600.50 per annum
Building insurance: £ 150.00 per annum

No.5

Business rates: £1285.25 per annum
Building insurance: £ 79.50 per annum

Service Charge: 10% of the rental plus VAT

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

CONTACT US:

For further information and to discuss your requirements contact Katrina Shamel at the Dawnay Estates on 01723 866600 or email k.shamel@dawnay.co.uk