



WYKEHAM BUSINESS CENTRE

Offices to Let



4 Lora Courtyard, Wykeham Business Centre (991sqft/92sqm)

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.

No 4 LORA COURTYARD:

Many of the unique and visually appealing features of the original buildings have been retained in this suite of offices. Office 1 is a light and airy work space with large arched windows and exposed timber roof trusses overlooking the lawned courtyard.

An unusual stone-lined lobby leads to the "tower" that houses Office 2 with Office 3 to the first floor.

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)

The kitchenette and WC facilities are shared with No. 5 Lora Courtyard 16ft 5ins (5m) x 14ft 9ins (4.5m)

THE LEASE:

The offices are available on a three, or more, year lease

Rent: No 4: £ 991 per month plus VAT

OUTGOINGS:

Business rates: £1573.20 per annum

Building insurance: £ 150.00 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