



Commercial Property To Let

The Estate Office
Wykeham
Scarborough
North Yorkshire
YO13 9QD

Telephone
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4 Langley House, Wykeham Business Centre, YO13 9QP



THE PROPERTY

4 Langley House is part of Wykeham Business Centre, a successful regeneration project that converted redundant farm buildings into a development of rural offices.

Beautifully finished, providing contemporary interiors that retain many of the traditional features. 1,000 mbps internet connection, free parking, electric car charging and in-house maintenance team.

Open plan office with level access with shared courtyard and landscaped areas.

LOCATION

On the A170, 6 miles west of Scarborough with excellent road and rail links. Seamer Station is five miles away. Hourly bus service between Scarborough and Pickering.

Within walking distance - The Downe Arms, restaurant & bar, Wooden Horse children's day nursery, Tea Rooms, bakery and a weekly farmers' market.
Petrol Station, Post Office, Spar shop and library two miles away at East Ayton.

ACCOMMODATION

Ground Floor Office: 10.2m x 4.7m. Plus kitchen. Shared entrance and wcs.

Rental: £9420 per annum plus VAT

Service Charge: 10% of the rent plus VAT

Ultra-fast internet connection: £780.00 per annum plus VAT

Utilities and Business Rates: Payable by the Tenant

EPC: E

Available: 1st December 2023

Term: 3 or more years

Lease: Non-repairing - Landlord responsible for all major repairs, external decorating, heating and plumbing systems

CONTACT

Viewings by appointment only.

Contact Katrina Shamel on

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