





## THE LOCATION

The office unit is located on the outskirts of the village of Newton On Derwent, approximately ½ mile from the A1079 York Hull road and ½ mile south of Wilberfoss. The office is only 7 miles east of York.

## THE PROPERTY

Approximately 742 square feet of well serviced office accommodation arranged on two floors. The suite is self contained within a brick built barn conversion and offers accommodation which comprises



## LOCATION

The office unit is located on the outskirts of the village of Newton On Derwent, approximately ½ mile from the A1079 York Hull road and ½ mile south of Wilberfoss. The office is only 7 miles east of York.

## DESCRIPTION

Approximately 742 square feet of well serviced office accommodation arranged on two floors. The suite is self contained within a brick built barn conversion and offers accommodation which comprises

## GROUND FLOOR

**RECEPTION** 12'0" x 10'6" (3.65 x 3.20)  
Central heating radiator

**OFFICE** 13'0" x 9'8" (3.95 x 2.94)  
Central heating radiator, beamed ceiling, wooden floor.

**OFFICE (L SHAPE)** 12'8" x 10'5" and 5'10" x 4'2" (3.85 x 3.17 and 1.77 x 1.26)  
Central heating radiator

**KITCHEN** 14'0" x 5'3" (4.27 x 1.59)  
Fitted wall and floor units, 1.5 bowl sink unit and drainer, four ring electric hob, tiled splash-back, oil fired central heating boiler.

**SHOWER ROOM** 8'6" x 4'9" (2.60 x 1.46)  
Shower cubicle, pedestal wash had basin, low level W.C., fully tiled, central heating radiator.

**DISABLED W.C.**

## FIRST FLOOR

**OFFICE** 31'9" x 14'7" (9.67 x 4.45)  
Three central heating radiators.

## OUTSIDE

There is space for the parking of several vehicles.

## LEASE

Flexible terms available at £650 per calendar month

## RATEABLE VALUE

The Rateable Value is £5,800 per annum

## VIEWING

Strictly by appointment with the Agents.

## VIEWING

By appointment with the agent.

## OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday



# CLUBLEYS



Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

**52 Market Place, Pocklington, York,  
YO42 2AH**

**01759 304040 01759 303279**

**pocklington@clubleys.com**

**www.clubleys.com**

**Text: Clubley to 84840 to download  
our mobile app**

