

ATHELSTAN COURT

College Business Park, Ripon, HG4 2RL

TO LET

HEADQUARTERS OFFICE BUILDING



**1,968 sq ft to
11,890 sq ft**

70 Car Parking Spaces

DESCRIPTION

Athelstan Court offers prestigious headquarters style office accommodation benefiting from a high quality specification which includes:

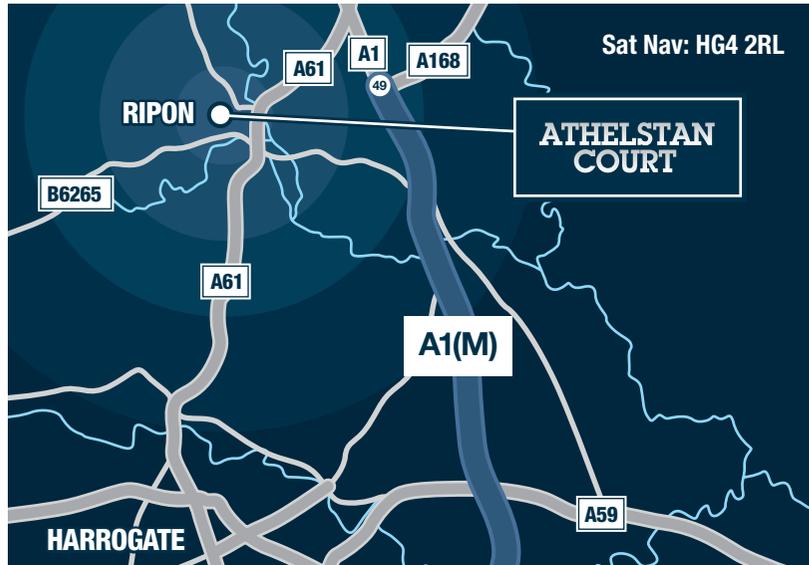
- Existing office fit out
- Suspended ceilings with recessed Cat II lighting
- Perimeter trunking
- Fully carpeted
- Lift
- Male/female and disabled WC's fitted to a high standard
- Kitchen/staff rooms
- Generous on site parking

The premises are situated within the mature grounds of the former Ripon College, providing a pleasant working environment for occupiers.

LOCATION

Athelstan Court is located on the College Business Park which lies approximately 0.6 miles north west of Ripon town centre.

Ripon is an attractive cathedral market town located approximately 31 miles north of Leeds, 12 miles north of Harrogate and 27 miles west of York. In addition to the amenities provided in the town centre, Ripon City Golf Club lies only 0.8 miles away on Palace Road. Situated on Kearsley Road, just off the A6108 Palace Road, the Business Park enjoys easy access to A1/A1(M) via the A61. Nearby occupiers include North Yorkshire County Council, Express Terminals and Kindercare Day Nursery.



ENERGY PERFORMANCE CERTIFICATE

A certificate is available to view from the agents.

ACCOMMODATION

The premises provide the following accommodation which is available in suites from approximately 1,968 sq ft upwards:

FLOOR	SQ M	SQ FT
Ground	570.13	6,137
First Floor	534.73	5,753
TOTAL	1,104.86	11,890

In addition, the premises benefit from 70 dedicated car parking spaces within the landscaped grounds.



VIEWING & FURTHER INFORMATION

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ATHELSTAN
COURT

Quality Office Space

To Let

BUSINESS RATES

Interested parties are advised to contact the letting agents or make enquiries to the local Rating Authority on 01423 556677 or visit www.voa.gov.uk to obtain details of the rates payable.

TERMS

Our client holds an FRI lease over the property until September 2023.

The accommodation is available to let by way of an assignment or sub-lease.

Consideration will be given to lettings of part and as a whole subject to the terms of the existing head lease in place.

Flexible terms and incentives available.

Please contact the agents for further details.



By instruction of:



Mapeley