



**TWO INDIVIDUAL ALL-  
INCLUSIVE OFFICE SUITES**

**Rents (from) £2,220 PA**

## **Description**

Two individual office suites available to lease within Ebor House which is a modern purpose built, two storey building.

Ground Floor Suite 2a - £185pcm including service charge.

First Floor Suite 7 - £250pcm including service charge.

Please refer to the floorplan for individual rents and positioning within the building.

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

## **Rateable Value**

Rateable Value: TBC.

Uniform Business Rate for 2024/25: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYCC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## **VAT**

There is no VAT payable.

## **Legal Costs**

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

All main's services are connected to the property.

## **Viewing**

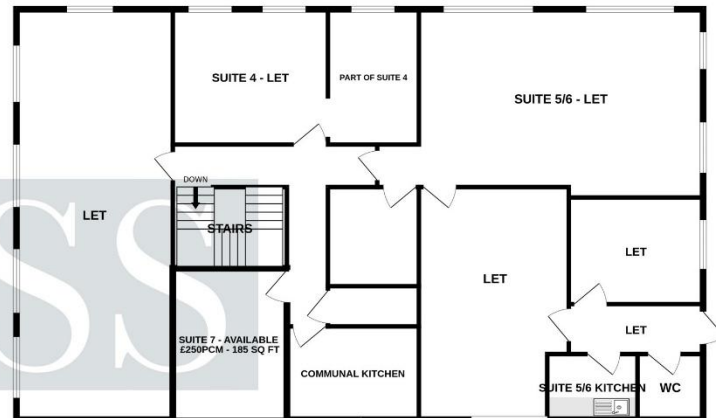
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



QUALITY TRUST VALUE

**GROUND FLOOR**  
2040 sq.ft. (189.5 sq.m.) approx.

**1ST FLOOR**  
2048 sq.ft. (190.3 sq.m.) approx.



FEATHER SMAILES SCALES

**TOTAL FLOOR AREA : 4088 sq.ft. (379.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4-VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

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