



**GROUND FLOOR OFFICE
SUITES, ON ALL-INCLUSIVE
BASIS**

£18,000 PA

Description

Somerset House provides a rare opportunity to lease part of a ground floor office suite within a well-established business location just outside Lingerfield, conveniently positioned close to Knaresborough with excellent access to the A1 and surrounding road network. Having been occupied by the same business for almost 20 years, the accommodation is now becoming available to lease from January 2027, or earlier by negotiation.

This particular offering comprises the left-hand side of the ground floor, providing bright, predominantly open plan office accommodation with excellent natural light and an attractive working environment. The landlord is flexible in terms of space requirements and is open to agreeing the precise area to be let by negotiation, with additional accommodation potentially available if required. Prior to a new tenancy commencing, the offices will be freshly decorated and fitted with new carpets, ensuring the space is presented to a high standard.

Available on an all-inclusive, fully serviced rental basis at affordable rates, Somerset House provides a cost-effective and hassle-free office solution within an attractive business park setting. The property also benefits from substantial on-site parking for staff and visitors, together with electric vehicle charging points.

Terms

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

Business Rates

Rateable Value: £15,000

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available. Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

No VAT applicable.

Legal Costs

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

Planning

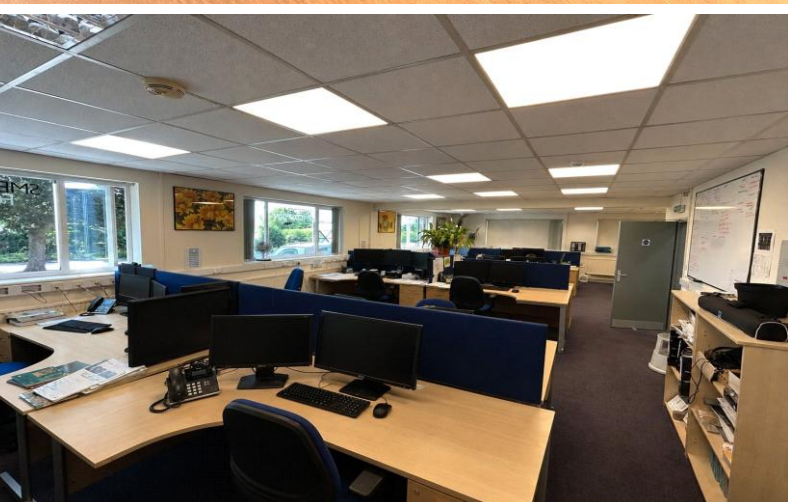
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

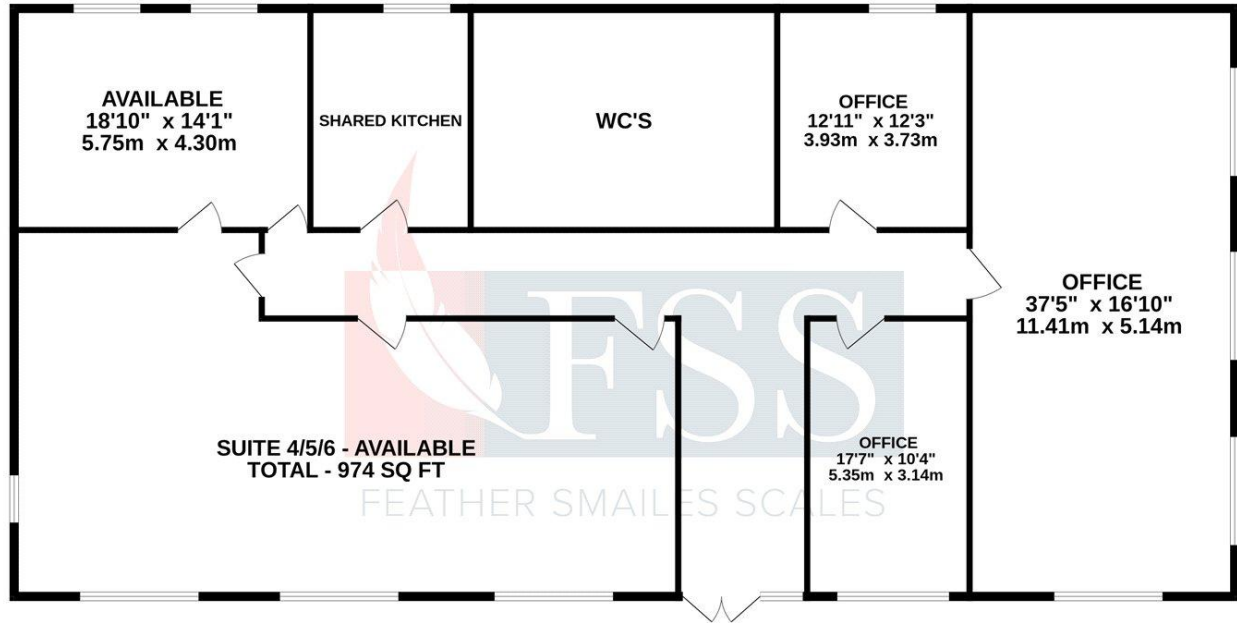
All mains services are connected to the property.

Viewing

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



GROUND FLOOR
2908 sq.ft. (270.2 sq.m.) approx.



TOTAL FLOOR AREA : 2908 sq.ft. (270.2 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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01423 229713
www.fssproperty.co.uk
sales@fssproperty.co.uk
 8 Raglan Street
 Harrogate
 North Yorkshire
 HG1 1LE

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