

Suite 3, Ebor House
Low Moor Lane
Lingerfield, HG5 9JN



**OPEN PLAN OFFICE WITH
ON-SITE PARKING**

£7,500 PA

Description

Suite 3 occupies one side of the first floor of Ebor House and offers one large open plan office space with a separate private office or meeting room. The space would lend itself to a variety of users from traditional office or studio/workspace.

The suite is available on an all-inclusive basis to include; buildings insurance, external maintenance and repairs, as well as all utilities including; water, electric and oil, flexible terms may be negotiable.

On-site parking is available.

Terms

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

Rateable Value

Business Rates

Rateable Value: £3850

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

All figures quoted are deemed exclusive of VAT where 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.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



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 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

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NOT
REQUIRED

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