



Teleware House, Off York Road, Thirsk YO7 3BX - From 330 to 24,758



BUSINESS CENTRE



EXCELLENT LOCATION



UP TO 110 CAR PARKING



RECENTLY REFURBISHED



**HURSTWOOD
HOLDINGS**



TELEWARE HOUSE

THIRSK | YO7 3BX

**TELEWARE HOUSE COMPRISES
AN ATTRACTIVE RECENTLY
REFURBISHED, DETACHED
OFFICE BUILDING ARRANGED
ACROSS THREE FLOORS.**



SPECIFICATION

The office specification includes:

- Suspended ceilings
- Integrated recessed LED lighting
- 110 car parking spaces
- Break out areas
- Double height /reception area
- Air conditioning
- Passenger lift

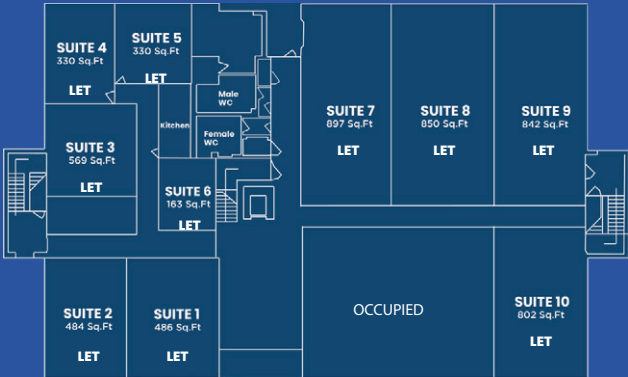
DESCRIPTION

The property is currently utilised as a multi-occupied office building with various sized office suites and workshops. A recent refurbishment has been undertaken at the property which includes:

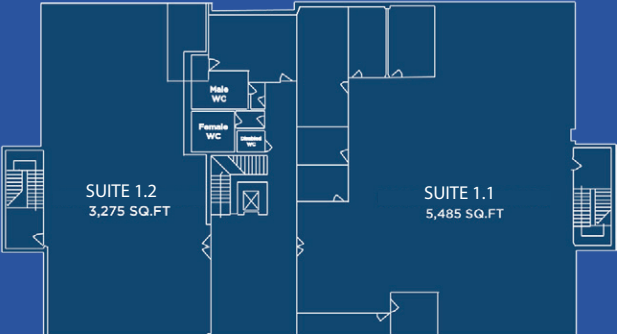
- A newly refurbished modern reception area
- New carpets and decoration of business suites
- Flexible leases available for the business centre

FLOOR	SQ.FT	RENT
BUSINESS CENTRE	330 - 3,300	£20 psf
LEFT HAND FIRST FLOOR	3,275	
RIGHT HAND FIRST FLOOR	5,485	
WHOLE FIRST FLOOR	8,760	

GROUND FLOOR – FLOOR PLAN



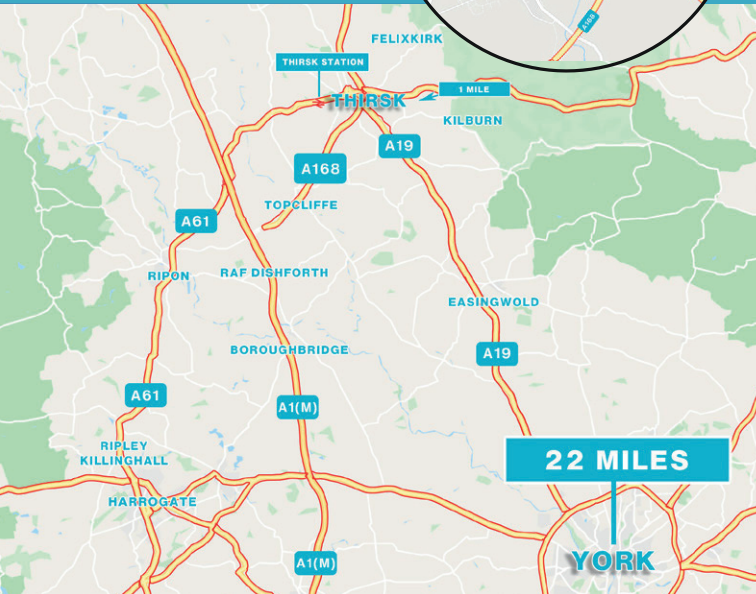
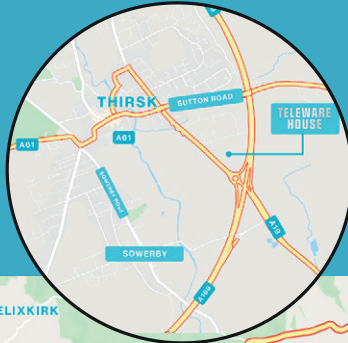
FIRST FLOOR – FLOOR PLAN



LOCATION

Teleware House is located within the affluent market town of Thirsk, situated 40 miles North East of Leeds and 22 miles North West of York. The property is situated on the northern side of York Road, close to the A19 providing excellent links to nearby motorway network. The area itself is an established commercial location with surrounding users comprising a mix of office, leisure and retail.

Drive Times	Minutes	Miles
Thirsk	4	1.7
York	35	22
Middlesbrough	29	26
Manchester	1 Hr 39	87
Hartlepool	44	37
Leeds	46	38



TERMS

Each suite is available by way of effective full FRI repairing and insuring lease for a term to be agreed.

EPC

The property has an EPC rating of D (85)

RATEABLE VALUE

First Floor Office Rateable Value: £36,500 per Annum. Interested parties are advised to make their own enquiries with the Business Rates Department of Hambleton District Council.

VAT

The property is elected for VAT

VIEWINGS/FURTHER INFORMATION

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