

The Hawk Creative Business Park Ltd, Easingwold, YORK YO61 3FE



Highly accessible business space in a spectacular countryside setting

- Office and business units
- Available in a variety of sizes (subject to availability)
- Superior landscaped parkland setting
- Character buildings
- Range of internal and external features
- Plentiful parking
- Move in at a days notice

TO LET

All offices are Internet and Utility enabled IMMEDIATELY – no Supplier contract required

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCATION

The property is situated on The Hawk Creative Park on the A19 York Road just to the south of Easingwold. The Park is set back from the main road along a private drive.

Easingwold is a thriving market town with an affluent catchment. The town is only 9 miles north of York and has excellent road links. The town is adjacent to the A19 offering excellent connections to York, the A1 and the North-East.

DESCRIPTION

We are able to offer a number of business and office suites, which can be provided on an inclusive rental basis:

The units have been upgraded to provide excellent architect designed workspace in a bright and airy courtyard setting.

The facilities include all the features that would be expected of a modern working environment, including bio-mass heating, cooling, high-speed data network, but set within a characterful complex of refurbished traditional brick buildings.

Subject to availability individual suites from 366 sq ft to 1943 sq ft can be offered but larger sizes can be accommodated by the combination of adjacent suites. Interested parties must make contact to establish details of current availability.

Externally, there are stunning grounds with extensive lawns and landscaping, water features and seating areas. There is plentiful car parking.

LEASE TERMS

The suites can be made available on inclusive rental packages for a term of 3 years or more. Please contact the agents for current availability and rental information.

VAT

The rentals will be subject to VAT at the applicable rate.

BUSINESS RATES

Interested parties should make their own enquiries with Hambleton District Council regarding rates.

EPCs

EPCs will be made available when requested as and when required.

VIEWINGS

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929.

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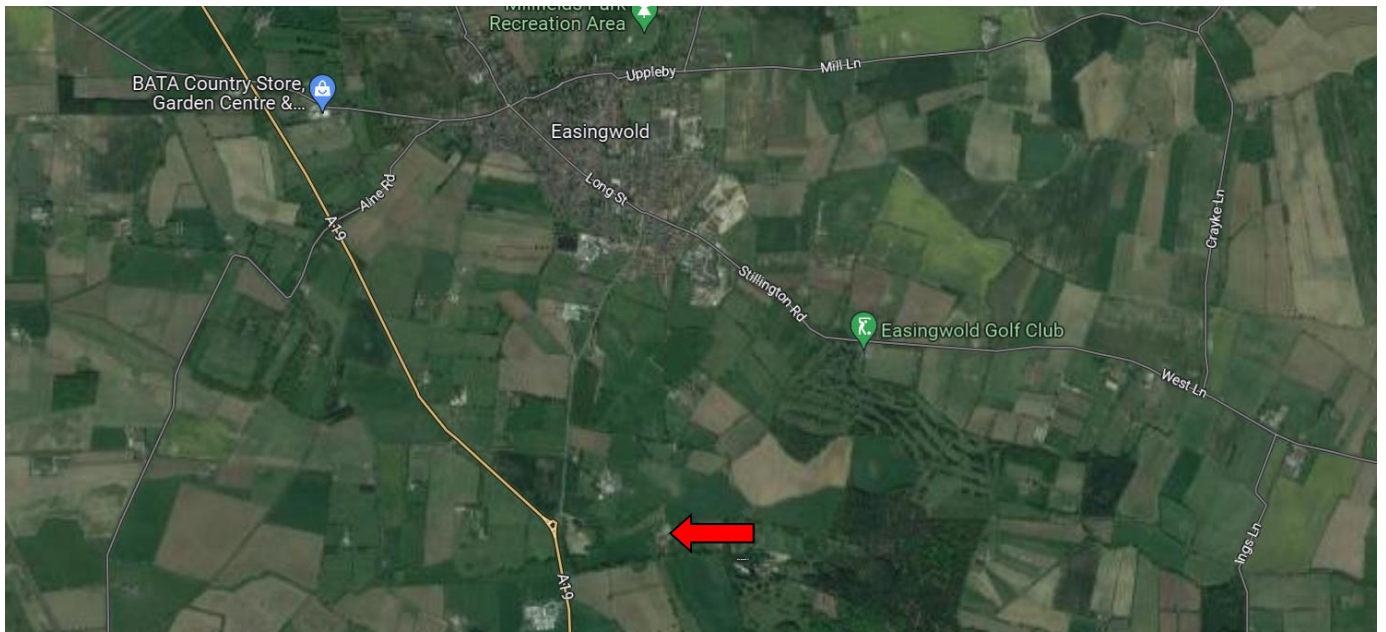
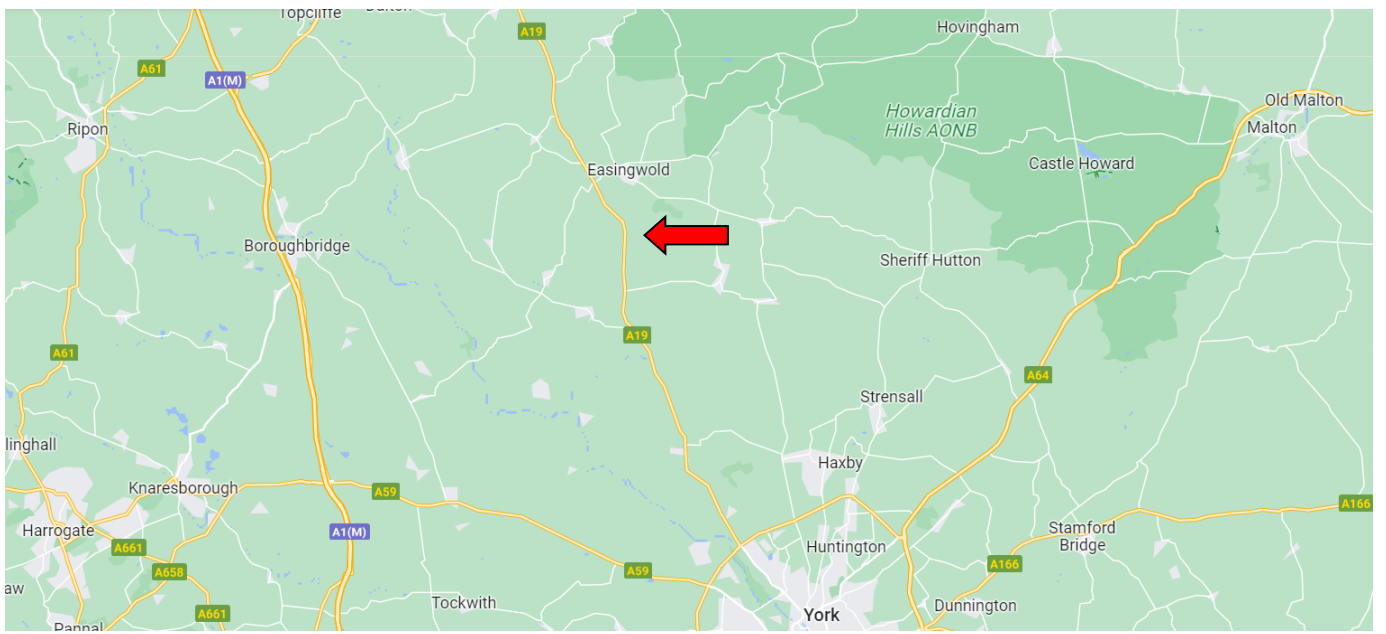
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Subject to contract 040423



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
 PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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