

# Greystones Court

## Commercial Property



**Greystones Court**  
Towthorpe Moor Lane  
Towthorpe  
York  
YO32 9ST

**The Lodge**  
**Available 01/09/2009**

### DESCRIPTION

Office unit set in wonderful countryside setting with views over paddocks grazed by horses. Benefitting from modern office facilities, own kitchen facilities and storage room space.

### LOCATION

Rural setting with easy access to A64 York to Scarborough Road, only 6 miles from York City Centre.

### SERVICES

The site is serviced with private drainage, mains electricity and water. Broadband is available to site. Security CCTV surrounds the offices and parking on-site and each office is alarmed. All offices are fully carpeted.

### VIEWING

Contact Graham Chapman on 01904 490405 to make an appointment to view this potential business environment.

### LEASE DETAILS

The offices are available on an annual lease. A service charge exists to cover estate maintenance, security and shared facilities (water etc..).

**The Lodge - 702sq. ft. (£7,371 p.a. (plus VAT)) £10.50 per sq. ft.**

Rateable Value: £5000 General Rates: £2400

(qualifies for small business rate relief of 50%)

Wood clad lodge contemporary office premises benefiting from modern office facilities. Ideal office unit for small business. The specification includes computer friendly lighting, modern energy efficient storage heating, carpeting, perimeter trunking (electric, modem, phone points situated where you need them) and onsite parking. Integrated Kitchen and reception and shared sanitary facilities.

Main Room                    17.5ft x 28.2ft = 493.5 sq ft

Kitchen/Store Room        7.5ft x 13.3ft = 99.8 sq ft

Reception/Office            7.5ft x 14.5ft = 108.8 sq ft

**Service Charge**

Service charge to cover external repairs, maintenance of property, maintenance of common parts, Drives, landscaped areas, sewage plant, paths, courtyard, car park, water and drainage. Equivalent to 10% of the annual rent. Service charge payments will commence contemporaneously with the Lease. Service charge payments to be made quarterly in advance.