

# Greystones Court

## Commercial Property



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

**UNIT 2 - AVAILABLE NOW**

### **DESCRIPTION**

**Purpose built office units converted from existing Farm Buildings by local craftsmen sympathetically transforming the buildings into modern interiors yet retaining all the qualities of the existing building. The buildings form a pleasant courtyard which provides an area to escape to relax and take a break from the office.**

### **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..).**

**OFFICE UNIT 2 - 361sq. ft. (£3,610 p.a. (plus VAT)) £10.00 per sq. ft.**  
**Rateable Value: £3650 General Rates: £1770**  
 (qualifies for small business rate relief of 50%)

Ground floor office premises to west of courtyard benefiting from modern office facilities. Ideal small 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. Shared kitchen and sanitary facilities.

**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.

