

FITZWILLIAM ESTATES

Contact 01653 692849
www.maltonestate.co.uk

35 Yorkersgate, Malton



OFFICES FOR LET:

Good quality first floor office accommodation with ground floor reception office.
Customer & Staff Parking Available

APPROXIMATE FLOOR AREAS:

Ground Floor 16.19 m²
First Floor 81.3m²
Plus Kitchen & W.C. Facilities

RATEABLE VALUE:

The rateable value of the property is: £4,150. Approximate rates payable: £1,842.6
(source: www.voa.gov.uk)

LEASE DETAILS:

Flexible terms available for a full repairing and insuring lease.

RENT:

£8,500 pa exclusive of out-goings, rates and VAT if applicable.
This Property is registered for VAT.

AVAILABILITY:

This property is currently occupied and the tenants have indicated that they will be relocating at the end of July 2008. For Further Information or to arrange a viewing please contact the Estate Office.

WITHOUT PREJUDICE & SUBJECT TO CONTRACT

Fitzwilliam (Malton) Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Fitzwilliam (Malton) Estate has any authority, to make or give any representation or warranty whatever in relation to this property