

# FITZWILLIAM ESTATES

## YORKERSGATE



Photo: April 2007

Open Plan Office accommodation with parking.

This unit forms part of the 18<sup>th</sup> Century Houses and Riverside Warehouse development.

**OFFICES FOR LET:** This unit will be refurbished to provide high quality open plan Office accommodation. The proposed works include alterations to the front elevation of the property.

**ACCOMMODATION:** Ground floor reception area/Office: 45sqm (484sqft)  
Ground floor office area: 56sqm (602sqft)  
First floor office area: 62sqm (667sqft)

**RENT:** £15,000 per annum Rent is exclusive of out-goings, rates and VAT.

**RATEABLE VALUE:** The rateable value of the property is £TBC. The rates payable are £TBCpa.

**LEASE DETAILS:** Flexible Terms Available for a full repairing and insuring lease.

**AVAILABILITY:** Please contact the Estate Office.

**FOR FURTHER INFORMATION PLEASE CONTACT THE ESTATE OFFICE**

**Tel: 01653 692849**

### 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