

TO LET

Landmark Office Accommodation



RANYELL HOUSE

10 Ellerbeck Way, Stokesley Business Park TS9 5JZ

RANYELL HOUSE

- Prominent prestigious office building.
- Generous parking allocation.
- High quality specification.
- Popular North Yorkshire market town.

SITUATION

Stokesley is a busy Market Town positioned on the edge of the North York Moors National Park within easy reach of the Teesside conurbation making it popular with businesses, tourists and commuters alike.

Stokesley Business Park is one of the regions premier business locations which accommodates a number of international, national and regional companies. A landmark office building prominently positioned fronting Ellerbeck Way the main route through the business park Ranyell House is an ideal business headquarters



A19 - 11 min &
A1 M - 35 min
drive



Overlooking the
North York Moors
National Park



Middlesbrough
centre 23 min
drive



RANYELL HOUSE

DESCRIPTION

The premises have been designed and constructed to an above average specification, providing a high-quality working environment that is likely to suit a wide range of occupiers. In particular there is gas fired underfloor heating, UPVC double glazing and kitchen and staff facilities on each floor.

The premises are accessed via a two-storey reception area with lift to the first floor leading to subdivided fully glazed partitioned offices that provide a series of large open areas with supporting meeting rooms and staff facilities. The premises have the flexibility to be adapted to accommodate most occupiers' spatial requirements.

BUSINESS RATES

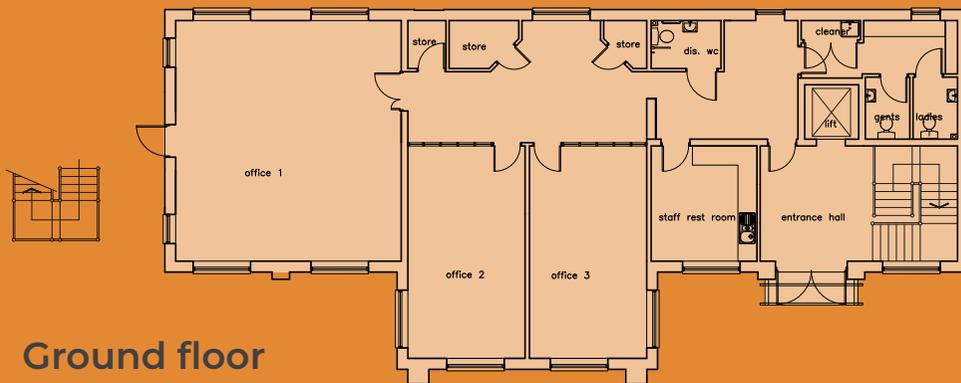
From our enquiries of the VOA website we understand that the premises will require reassessment upon occupation. We recommend that interested parties speak with the local rating department for an estimate of the amount payable.

TERMS

The premises are available to let either as a whole or in part by way of a new full repairing and insuring lease on terms to be agreed. Further details are available upon request.



ACCOMMODATION - We calculate that the premises provide the following approximate net internal areas.

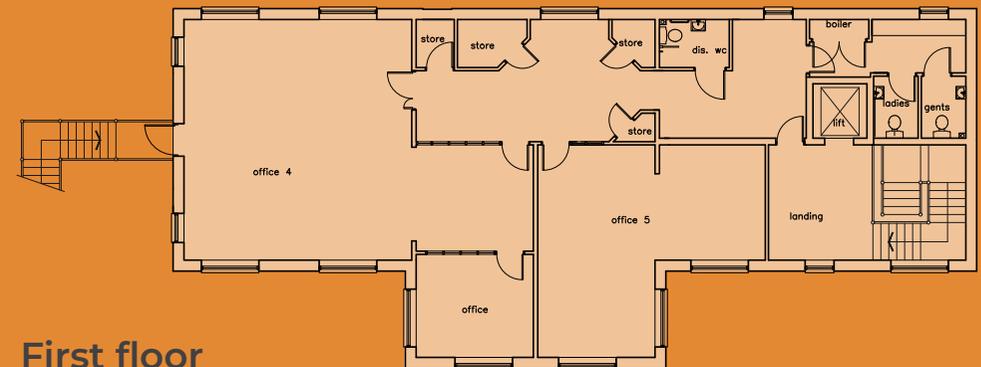


Ground floor

Shared entrance / reception area with intercom and WC facilities.

Partitioned offices 155.23 m² (1,671 sq ft)

Externally dedicated parking for up to 17 cars.



First floor

Partitioned offices 155.23 m² (1,671 sq ft)

N.B individual offices are available to let from 24.5 m² (264 sq ft)

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VAT

We are advised that the premises are VAT registered and therefore VAT will be charged at the prevailing rate.

EPC

The premises have an EPC rating of B44. A copy of the certificate is available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.



VIEWING AND FURTHER INFORMATION.

Strictly via sole agents:



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