



To Let

Flexible office space available from 130 - 348 SQ. FT

(12.09- 32.33 SQ. M)



Melmerby Green Lane, Ripon, North Yorkshire, HG4 5HP

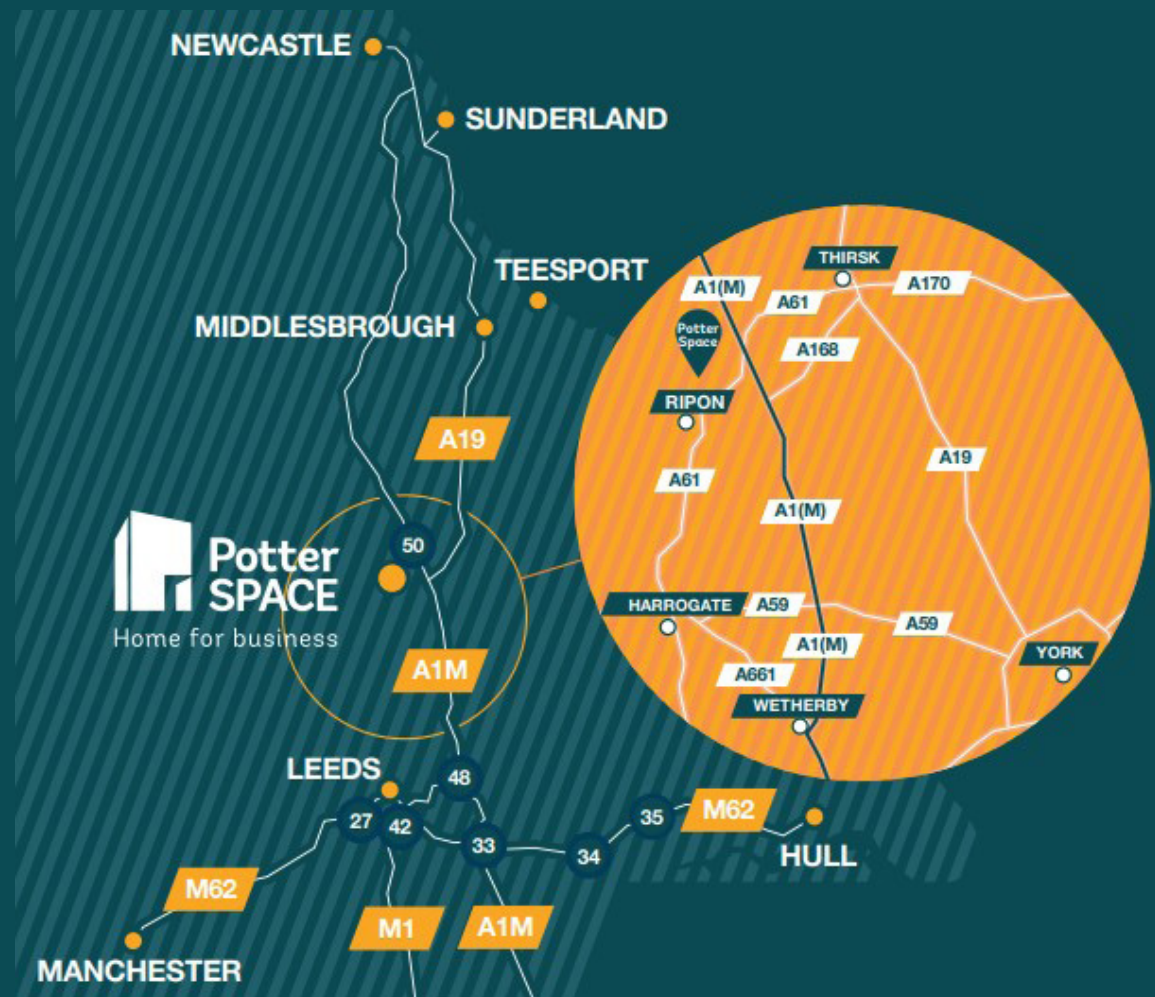
Close to the A1(M) Junction 50

Key Features

- Flexible office space
- Rent inclusive of service charge, insurance and utilities
- Well connected rural office setting
- Generous car parking allocation
- Benefit of shared reception, kitchen and toilets
- Secure site and office building
- CCTV onsite
- Furniture available on request
- Cabled up and ready to land a wifi connection
- Dedicated in-house onsite team
- Bookable meeting room - available on request

Location

Close to Junction 50 of the A1(M) corridor and within easy reach of York, Harrogate, Leeds and the North East.



DRIVE TIMES*	MILES	TIME
Leeds	28	45 minutes
Middlesbrough	37	51 minutes
Newcastle	68	1 hour and 15 minutes
Sheffield	71	1 hour and 19 minutes
Hull	83	1 hour and 30 minutes
Carlisle	95	2 hours
Edinburgh	188	3 hours and 47 minutes
London	224	4 hours and 10 minute

*AA Route Finder

The nearest train station is 13 miles in Thirsk with direct services to Middlesbrough, York, Leeds, Manchester and London King's Cross.



ROOM 1

Awaiting image

Available March 2023



Size	348 SQ. FT (32.30 SQ. M)
Rent (per month)	£567
Rent (per year)	£6,800

ROOM 2

Awaiting image

Available March 2023



Size	130 SQ. FT (12.09 SQ. M)
Rent (per month)	£212.50
Rent (per year)	£2,550

ROOM 3

Awaiting image

Available March 2023



Size	208 SQ. FT (19.36 SQ. M)
Rent (per month)	£342
Rent (per year)	£4,100

Tenure

Rent inclusive of Service Charge, Heating, Lighting, Electricity and Building Insurance on a flexible lease basis.

All costs are per annum plus VAT.

Rates

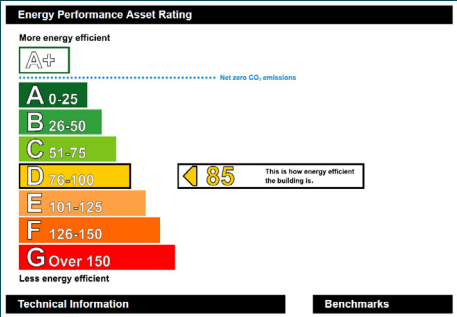
Rateable Value: To be assessed
Rates Payable: To be assessed
Interested parties are advised to make enquiries with the local authority.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC Rating

D



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