



To Let

Flexible office space available from **130 - 417.5 SQ. FT**
(12.09- 38.78 SQ. M)



Home for business

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

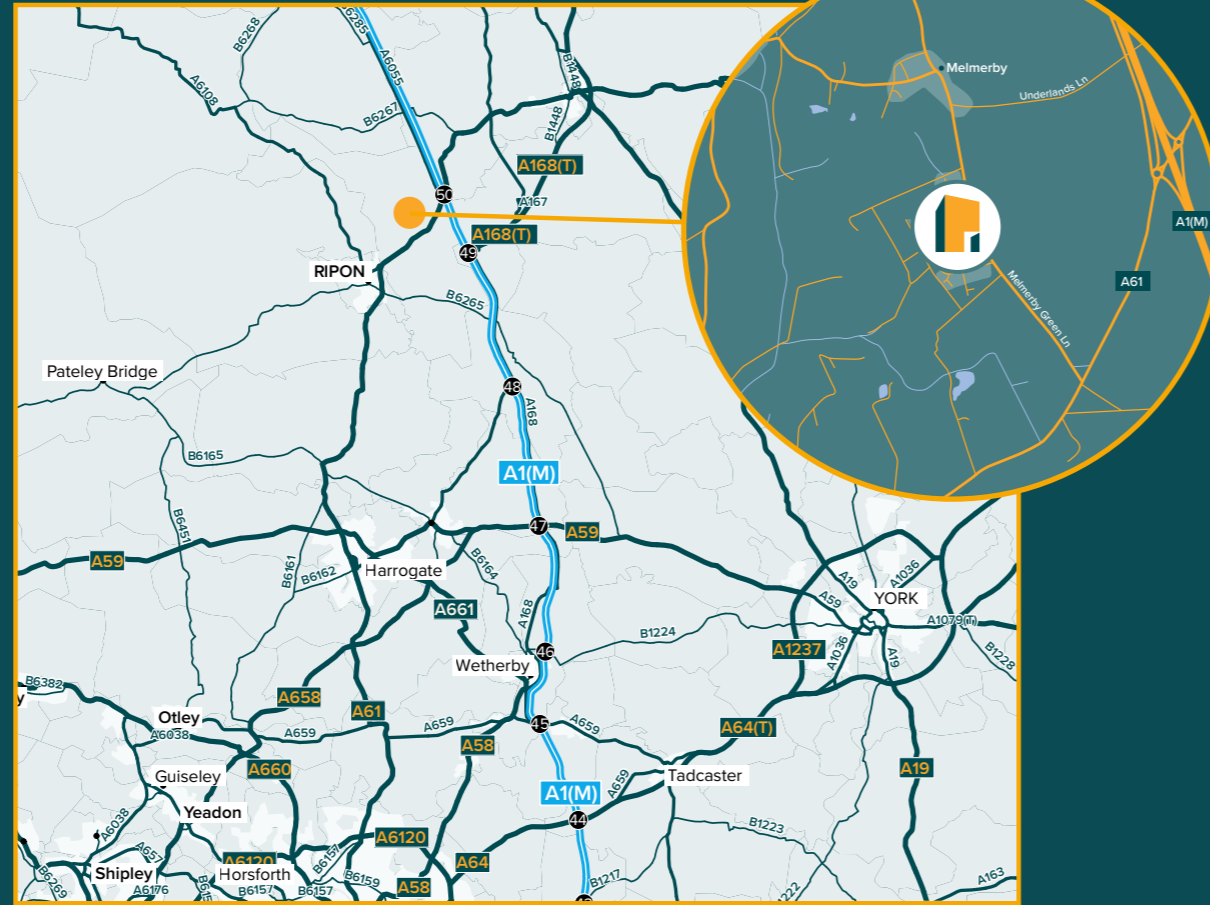
Close to the A1(M) Junction 50

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
- Wifi available
- 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 minutes

* 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 2



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

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.

Room 4



Size	417.5 SQ. FT (38.78 SQ. M)
Rent (per month)	£708.33
Rent (per year)	£8,500

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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Home for business

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Map not to scale.

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