



Appleyards 1A, Escrick Grange, Stillingfleet, Escrick, York YO19 6EB



EXCLUSIVE RURAL OFFICE SPACE

Area:	400 sq ft (72.5m) approx.
Rent:	£450.00 pcm plus VAT
Service Charges:	7.5% of rental plus VAT
Business Rates:	Small Business Rates Applies
Terms:	Flexible

Available from: April 2025

THE PROPERTY:

Beautifully converted property providing an ideal space for a medium business. The building retains all the characteristics of its original form with beams ceilings, yet provides a modern workspace. Open plan office on ground floor, shared common area, kitchen and WCs. The outside area provides ample parking facility for staff and visitors with outdoor seating for the summer months.

The property is located 1 minute from the A19 south of Escrick Village. The A1 can be reached via Sherburn in Elmet or Selby and is approximately 15 minutes drive. Sustrans cycle path is only 400m from this site, making this ideal for staff cycling from York and Selby.

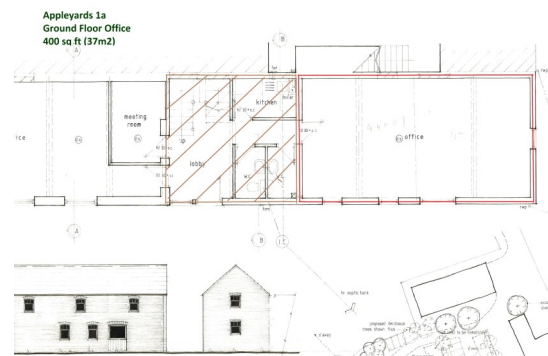
FLOOR PLANS

FACILITIES

- FTTP available.
- Oil central heating.
- Royal Mail Collection Service.
- Free private parking + visitor parking.
- Woodland + Parkland Walks.
- Quiet Seating Areas.
- Open Views.
- Landscaped & fully maintained grounds.

COMMON AREA SHARED FACILITIES

- Kitchen
- WC
- Quarry tiled Entrance Lobby



CONTACT
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ESCRICK PARK
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