



## AWARD WINNING RURAL OFFICE SPACE

<b>Area:</b>	<b>780 sq ft (72.5m) approx.</b>
<b>Rent:</b>	<b>£950.00 pcm plus VAT</b>
<b>Service Charges:</b>	<b>7.5% of rental (plus VAT)</b>
<b>Business Rates:</b>	<b>Small Business Relief Available</b>
<b>Terms:</b>	<b>Flexible</b>

### THE PROPERTY:

Carefully converted in the year 2000 from traditional farm buildings, this office is located at our Menagerie site and provides an exclusive space in which to operate a business. Set in a peaceful and tranquil position the property enjoys open views across the orchard and woodlands in the boundaries of the former Estate deer park.

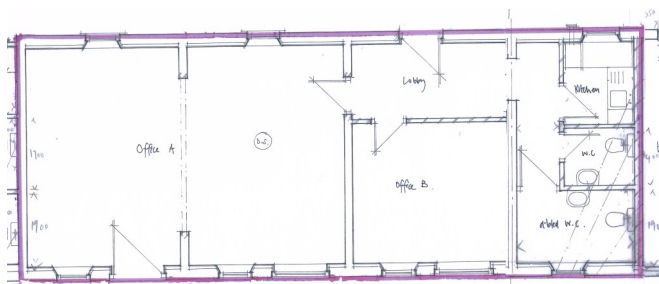
With excellent access from the A19, Menagerie is only a 2 minute drive on quiet roads. Once you arrive on site, a private parking area is available directly outside the building.

Escrick Park Estate has been managing properties for generations and the current team are dedicated to personally assist your business with viewing, lease details and property management.

### FACILITIES

- Fibre Broadband 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.

### FLOOR PLANS



CONTACT  
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ESCRICK PARK  
- ESTATE -

