



WYKEHAM BUSINESS CENTRE

Office to Let



5 Lora Courtyard, Wykeham Business Centre (from 527sqft/49sqm)

Lora Courtyard forms part of the rural business community at Wykeham Business Centre. Situated on the A170, just 6 miles west of Scarborough, there is immediate road access to York, Leeds & Hull, rail links via Seamer Station, 5 miles away and an hourly bus service between Scarborough & Helmsley, via Pickering.

Beautifully finished, highly specified offices, provide contemporary interiors that retain many traditional features. Onsite facilities include a recently installed high-speed internet connection, internal ducting and cabling, comfort cooling/ heating, free car parking, occupiers' shower and changing room and a dedicated in-house management team responsible for the day to day running of the

Within the immediate locality is the Downe Arms, offering excellent conference, function & accommodation facilities, The Wooden Horse children's day nursery, Wykeham Tea Rooms and a weekly Farmers' Market with a Petrol station, Post Office, Spar shop & library 2 miles away at East Ayton.

5 LORA COURTYARD:

Inviting reception leading onto light and airy office. Large arched windows with high, open ceilings, exposed timber roof trusses, and overlook a lawned courtyard. Plenty of parking



No 5: COMPRISING RECEPTION & OFFICE (527sq ft)

- Reception: 9ft 10ins (3.0m) x 14ft 9ins (4.5m)
- Office: 18ft 0ins (5.5m) x 14ft 9ins (4.5m)

SHARED ENTRANCE:

with WC, disabled WC, kitchenette and store: 16ft 5ins (5m) x 14ft 9ins (4.5m)

THE LEASE:

Three (or more) year lease.

Rent:

No 5: £ 527 per month plus VAT

OUTGOINGS:

Business rates: £1285.25 per annum
Building insurance: £ 79.50 per annum

Service Charge: 10% of the rental plus VAT

The occupier is responsible for the utility costs & building insurance premium. The Landlord is responsible for the majority of the repairs and maintenance of the buildings and landscaped and common areas.

CONTACT US:

For further information and to discuss your requirements contact Katrina Shamel at the Dawnay Estates on 01723 866600 or email k.shamel@dawnay.co.uk