LINCOLN HOUSE

ASHBROOKE PARK
SHERBURN IN ELMET
LS25 6NB

1,152 - 10,850 sq ft
(107.02 - 1007.99 sq m)

HIGH QUALITY TWO STOREY
OFFICE BUILDING

TO LET/ FOR SALE

LOCATION

Ashbrooke Park is situated on the corner of Lincoln Way and Aviation Way, on the fringe of the historic market town of Sherburn-in-Elmet. Ashbrooke Park provides an excellent opportunity to acquire high quality office space within close proximity to the region's major communication routes.

The Park is accessed directly off the B1222 Bishopdyke Road, close to its junction with the A162 Sherburn and South Milford by-pass. The A1(M) trunk road is situated approximately 3 miles to the west, via the B1222.

Sherburn-in-Elmet's access to local and national motorway networks offer easy access to the region's leading town and cities.

Leeds - 16 miles
Doncaster - 23 miles
Wakefield - 21 miles
York - 18 miles
Selby - 13 miles

DESCRIPTION

Lincoln House comprises a self contained, two storey office building, with a feature entrance and double height glazed reception.

The accommodation has been uniquely designed to provide 8 individual suites, which can also be combined to satisfy larger requirements.

The building has been designed to ensure maximum flexibility and efficiency for occupiers with shared use of a single, high quality core area.

EPC

The premises have been assessed and have an EPC rating of C.

ACCOMMODATION

The premises will benefit from the following approximate net:

UNIT	SQ M	SQ FT
G1	165.37	1,780
G2	167.22	1,800
G3	Meadow Lodge Home Care Services	
G4	107.02	1,152
F5	166.57	1,793
F6	165.83	1,785
F7	127.27	1,367
F8	108.97	1,173

SPECIFICATION

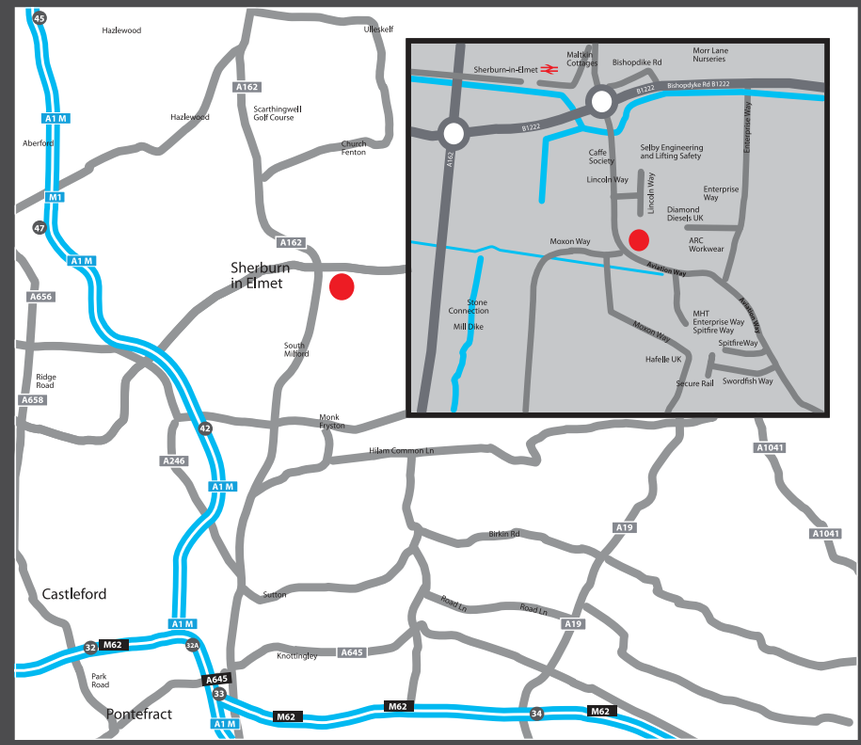
- Suspended Ceilings
- Recessed LG3 lighting
- Perimeter Trunking
- Electric thermostatically controlled heaters
- Double glazed windows
- Lift
- Feature reception
- Full DDA compliance
- 36 car parking spaces
- Cycle park facility

TERMS

The property is available on a leasehold and long leasehold basis. Each suite is available to purchase on an individual basis whilst various suites can be connected to create larger offices to suit all requirements.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the preparation and completion of legal documentation.



VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint letting agents:

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Subject to contract

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