

For Sale/To Let

Fantastic, individual office suites available to rent or purchase

Lincoln House
Ashbrooke Park
Lincoln Way
Aviation Way
Sherburn in Elmet
West Yorkshire
LS25 6NB



www.ps2property.co.uk

Contact

For further information or to arrange an appointment please speak to:

Dan Hodge

T: 0113 280 8029

E: dan.hodge@gvagrimley.co.uk

Phil Dawson

T: 0113 246 1161

E: phillip.dawson@dtz.com

- Superb, self contained two storey office building
- 1,171 - 12,188 sq ft consisting of eight individual well appointed units
- Available to rent on all inclusive, flexible leases.
- Excellent car parking facilities which includes a cycle park facility.

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 brand new 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
York	18 miles
Doncaster	23 miles
Selby	13 miles
Wakefield	21 miles

DESCRIPTION

Ashbrooke Park comprises a new, 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 of up to 12,188 sq ft.

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

ACCOMMODATION

The premises will benefit from the following approximate net internal floor areas:-

UNIT	SQ M	SQ FT
G1	165.30	1,779
G2	165.30	1,779
G3	126.80	1,365
G4	Let to Acorus	
F5	Let to C Spencer	
F6	Let to C Spencer	
F7	126.80	1,365 sq ft
F8	Let to C Spencer	

www.gvagrimsley.co.uk

08449 02 03 04

 Printed on recycled paper

GVA Grimley Limited Conditions under which Particulars are issued GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4.) All rentals and prices are quoted exclusive of VAT. Reproduced by courtesy of the Controller of HMSO. Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hat,eld, Geographers A Z Map Co Ltd and/or The Automobile Association. For identification purposes only.

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

TERMS

The premises are available to let on a leasehold or freehold basis. Individual suites can also be purchased.

LEGAL COSTS

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

FURTHER INFORMATION

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

Contact: Dan Hodge
Tel: 0113 280 8029
Email: dan.hodge@gvagrimsley.co.uk

Contact: Phil Dawson
Tel: 0113 246 1161
Email: philip.dawson@dtz.com

Subject to Contract
December 2009

