

RANGE OF COMMERCIAL USES  
INCLUDING WORKSHOPS



**Teleware House, Off York Road, Thirsk YO7 3BX - From 330 to 24,758 sq ft**



**BUSINESS CENTRE**



**EXCELLENT LOCATION**



**UP TO 110 CAR PARKING**



**RECENTLY REFURBISHED**



**HURSTWOOD  
HOLDINGS**



# TELEWARE HOUSE

THIRSK | Y07 3BX

**TELEWARE HOUSE COMPRISES  
AN ATTRACTIVE RECENTLY  
REFURBISHED, DETACHED  
OFFICE BUILDING ARRANGED  
ACROSS THREE FLOORS.**



# SPECIFICATION

The office specification includes:

- Raised access floors
- Suspended ceilings
- Integrated recessed LED lighting
- 110 car parking spaces
- Break out areas
- Double height/reception area
- Air conditioning
- Passenger lift

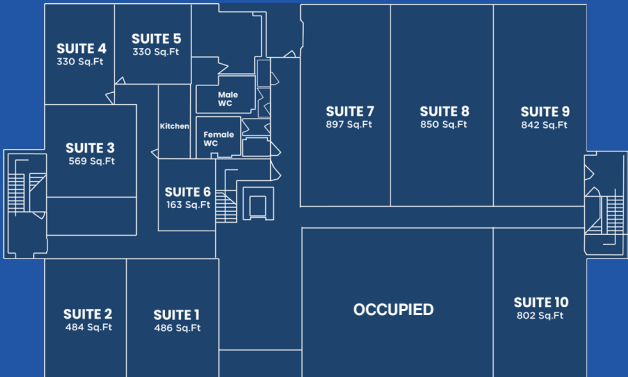
# DESCRIPTION

The property is currently utilised as a multi-occupied office building with various sized office suites and workshops. A recent refurbishment has been undertaken at the property which includes:

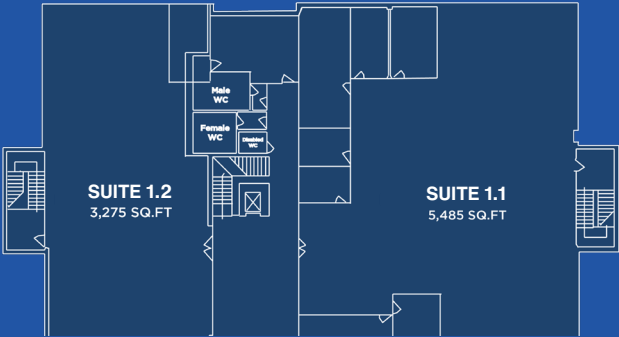
- A newly refurbished modern reception area
- New carpets and decoration of business suites
- Flexible leases and all inclusive rents available for the business centre

| FLOOR                  | SQ.FT       | RENT                |
|------------------------|-------------|---------------------|
| BUSINESS CENTRE        | 330 - 3,300 | £20 psf             |
| LEFT HAND FIRST FLOOR  | 3,275       | £3,002<br>Per month |
| RIGHT HAND FIRST FLOOR | 5,485       | £5,028<br>Per month |
| WHOLE FIRST FLOOR      | 8,760       | £8,030<br>Per month |

## GROUND FLOOR – FLOOR PLAN



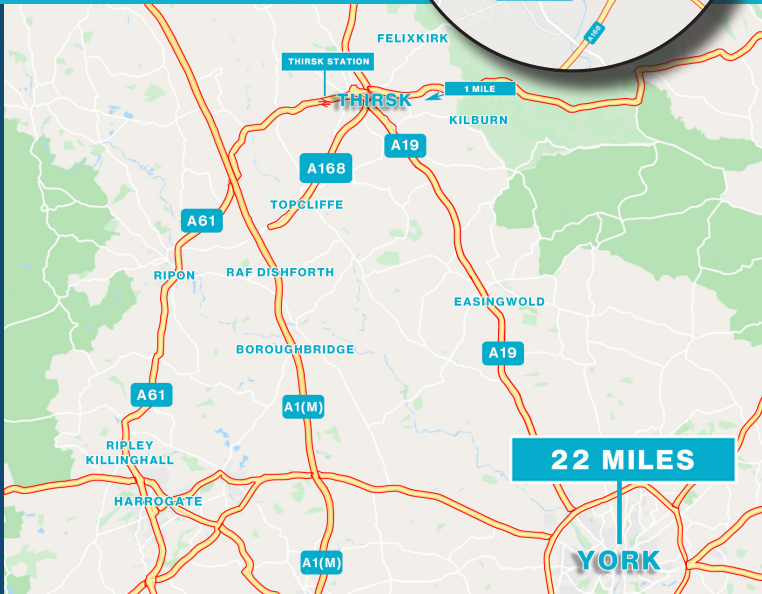
## FIRST FLOOR – FLOOR PLAN



# LOCATION

Teleware House is located within the affluent market town of Thirsk, situated 40 miles North East of Leeds and 22 miles North West of York. The property is situated on the northern side of York Road, close to the A19 providing excellent links to nearby motorway network. The area itself is an established commercial location with surrounding users comprising a mix of office, leisure and retail.

| Drive Times   | Minutes | Miles |
|---------------|---------|-------|
| Thirsk        | 4       | 1.7   |
| York          | 35      | 22    |
| Middlesbrough | 29      | 26    |
| Manchester    | 1 Hr 39 | 87    |
| Hartlepool    | 44      | 37    |
| Leeds         | 46      | 38    |



## TERMS

Each suite is available by way of equivalent full repairing and insuring lease for a term to be agreed. The business suites are available on all-inclusive terms with an internal repairing and insuring lease.

## EPC

The property has an EPC rating of C (85)

## RATEABLE VALUE

First Floor Office Rateable Value: £36,500 per Annum. Interested parties are advised to make their own enquiries with the Business Rates Department of Hambleton District Council.

## VAT

The property is elected for VAT

## VIEWINGS/FURTHER INFORMATION

**Paul J Fairlamb MRICS**

paul.fairlamb@youngsrps.com  
0191 261 0300

**Miles Lawrence**

miles.l@lh-property.com  
01904 659 991

**Chloe Ellerby MRICS**

chloe.ellerby@hurstwoodholdings.com  
0161 220 1999

