

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**LINCOLN HOUSE,
ASHBROOKE PARK,
SHERBURN IN ELMET,
LS25 6PJ**

TWO SUITES LEFT

1,779 & 1,365 SQ FT

TO LET

GET IN TOUCH

Nick Arundel

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

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.

Specification includes:

- **Suspended ceilings**
- **Perimeter trunking**
- **Electric thermostatically controlled heaters**
- **Double glazed windows**
- **Lift**
- **Feature reception**
- **36 car parking spaces**
- **cycle park facility**

ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
G1	LET	
G2	1,779	165.28
G3	1,365	126.8
G4	LET	
F5	LET	
F6	LET	
F7	LET	
F8	LET	

VIEWING

Strictly by appointment with the Sole Agents,
AWS Ltd, Nick Arundel, 01132351362

TERMS

The offices are available on a leasehold basis and various suites can be connected to create larger offices to suit all requirements. Service charge and insurance are payable.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT

