



**align** CHARTERED  
SURVEYORS

01609 797 330

**TO LET**  
**SERVICED OFFICES**  
**197 SQ.FT - 274 SQ.FT**

**Ropery House**  
**Pickering**  
**North Yorkshire**  
**YO18 8DY**

**ENQUIRIES**  
[alignsurveyors.co.uk](http://alignsurveyors.co.uk)



## LOCATION

Pickering is located North of the historic market town of Malton and is accessed via the A170 and is located 45 mins from Thirsk and York.

The town benefits from easy access to the A64 to York and Leeds and also has a catchment area that includes the coastal towns Whitby and Scarborough as well as the market towns of Malton and Helmsley.

Situated in the Ryedale district of North Yorkshire and sits at the foot of the Moors overlooking the vale of Pickering. Pickering has an excellent range of retail, hospitality and professional services businesses that have enjoyed decades of success in the town

## DESCRIPTION

Ropery House offers premium 'one stop shop' office accommodation for local and regional businesses who wish to base themselves out of Pickering.

Providing a range of office suites all with their own private kitchen area and open plan working space. All accommodation is re-decorated before a new tenant takes occupation to ensure the best level of accommodation is provided for your business.

## LOCATION PLAN



## SIZE

UNIT	Sq. Ft
1	274
2	199
4	197

## PRICE

UNIT	RENT
1	£4,125 PA
2	£3,000 PA
4	£3,000 PA

Under Offer

Let

Under Offer

## TERMS

Terms to be on the basis of a 3 year agreement with either party able to provide 6 months notice at any point.

## EPC

EPC's are available for the property on request.

## VIEWING

All viewings are to be arranged through the retained agents or by contacting [Christopher.Black@alignsurveyors.co.uk](mailto:Christopher.Black@alignsurveyors.co.uk) or [Kelsey.Collins@alignsurveyors.co.uk](mailto:Kelsey.Collins@alignsurveyors.co.uk)

## LEGAL COSTS

The ingoing tenant is responsible for the landlords reasonable legal fees in the preparation of the lease agreement.



## DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)