



1 Allinson Court, Ripon, HG4 1AL

£450 Per Month

TO LET

JOPLINGS
Property Consultants

A First Floor Office unit located in the centre of Ripon.

The office is ready to move straight into, would be ideal for a starter business or satellite office.

The office comprises as follows: large Open Plan Office with space for 3 desks, a Kitchen area and a shared WC to the Ground Floor. AVAILABLE NOW.

THE PROPERTY

ENTRANCE

A gate and secure lit pathway leads to the Office building. A door gives access into the property into the communal Entrance Lobby which is shared with the Ground Floor Office. On this floor there is also the WC which is shared with the Ground Floor occupier and Lift access. Stairs lead upto the First Floor Office.

FIRST FLOOR OFFICE

23'3" x 10'3"

Open plan office space (26 sq metres/269 sq ft) which offers space for several work stations and a meeting area.

LOBBY/BREAK AREA

9'5" x 9'0"

This area leads off the Main Office space and also leads to the Kitchenette. Window to the Front. Lift Access.

KITCHENETTE

6'6" x 6'2"

Kitchen area with worktop area, base units with stainless steel sink and work surface. Space for undercounter fridge.

SERVICES

The property is connected to water and mains electric.
Heating is provided by radiators connected to a gas boiler.
There is BT phone connection points and internet connection.

RATES

Contact Harrogate Borough Council for information relating to rates. It is likely the property will qualify for rate relief depending upon the tenants circumstances.

LEASE

The Landord would consider a lease term of a minimum of 2 years and requires a 3 month deposit.
Terms of lease to be provided by Landlord.
Insurance to be paid by tenant.
Solicitors fees to be the responsibility of each individual.

VIEWINGS

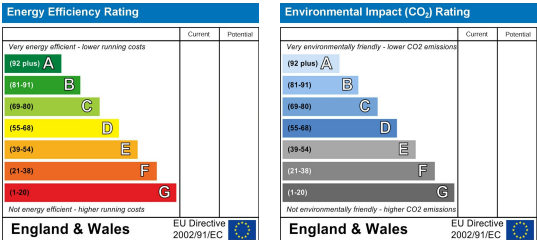
All viewings are strictly by appointment through Joplings, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HY. Telephone: 01765 694802.

OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9:00 to 5:00
Saturday 9.00 a.m - 1.00 p.m
Sunday Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.



DIRECTIONS

The property can be found behind the solid gate labelled Allinson Court, next to F E Metcalfe & Co Chartered Accountants.

Joplings Property Consultants

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.