

**Lot 38, Coxwold House, Easingwold Business Park, Stillington Road, Easingwold, Nr. York,  
North Yorkshire YO61 3FB**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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## Property Information

### Fully Let Freehold Office Investment

- Fully Let Modern Office Building
- Let to four tenants including Ryedale District Council and British & International Golf Greenkeepers Association (BIGGA)
- All tenancies let or renewed in 2022
- Approximately 6,147 sq ft with 21 designated car parking spaces
- Established Business Park
- Nearby occupiers include Agecko UK Ltd, Industrial Textiles & Plastics Ltd, Oakcrafts and Easingworld Bathrooms

**Lot**  
38

**Auction**  
18th May 2023

**Rent**  
£95,124 per Annum  
(1)

**Sector**  
Office

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 12 miles north of York, 24 miles north-east of Harrogate

**Roads** A1, A19, A170

**Rail** Thirsk Train Station

**Air** Leeds Bradford Airport

### Situation

The property is situated on Easingwold Business Park, just off Stillington Road in the popular village of Easingwold. The property boasts excellent communication links being within close proximity to the A1 and A19, connecting Easingwold to York which is 12 miles south of the property. Nearby occupiers include Agecko UK Ltd, Industrial Textiles & Plastics Ltd, Oakcrafts and Easingworld Bathrooms.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises a purpose built, modern office building arranged over the ground and first floors. The property benefits from a lift and raised access floors as well as comfort cooling on each floor as well as 21 car parking spaces to the front of the building.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a. (1)
Ground	Office	301.66	(3,247)	BRITISH AND INTERNATIONAL GOLF GREENKEEPERS ASSOCIATION LIMITED (2)	5 years from 02/11/2022 (2)	£36,840
First	Office	148.64	(1,600)	RYEDALE DISTRICT COUNCIL	5 years from 01/09/2022 (3)	£25,284
First	Office	90.58	(975)	BARNABAS CARE (t/a Guardian Angel Carers York) (4)	3 years from 15/10/2022 (4)	£24,750 (1)
First	Office	30.19	(325)	D & N BURCHALL LIMITED (5)	5 years from 15/10/2022 (5)	£8,250 (1)
<b>Total</b>		<b>571.08</b>	<b>(6,147)</b>			<b>£95,124 (1)</b>

(1) The rents for suites 3 & 4 are inclusive of service charge and utility bills.

(2) BIGGA has been established for over 30 years and is Europe's largest greenkeeping association ([www.bigga.org.uk](http://www.bigga.org.uk)). The lease is subject to a tenant only option to determine on 02/11/2024.

(3) The lease is subject to a tenant only option to determine on 01/09/2025.

(4) Barnabas Care Limited provide a high quality care home in Easingwold ([www.gacarers.co.uk/york](http://www.gacarers.co.uk/york)). The lease is subject to a tenant only option to determine on 15/10/2025.

(5) The lease is subject to a tenant only option to determine on 15/10/2025.

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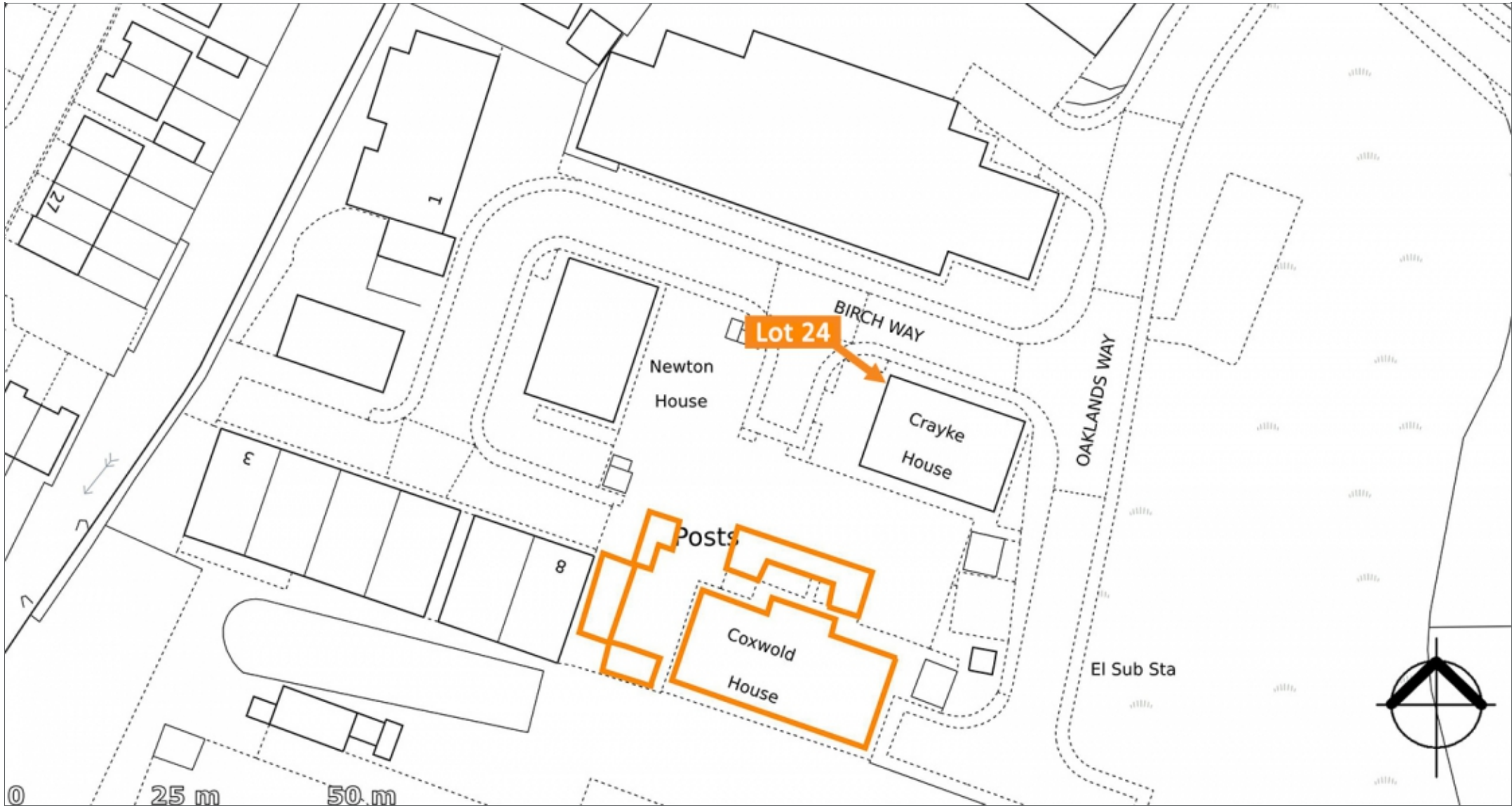
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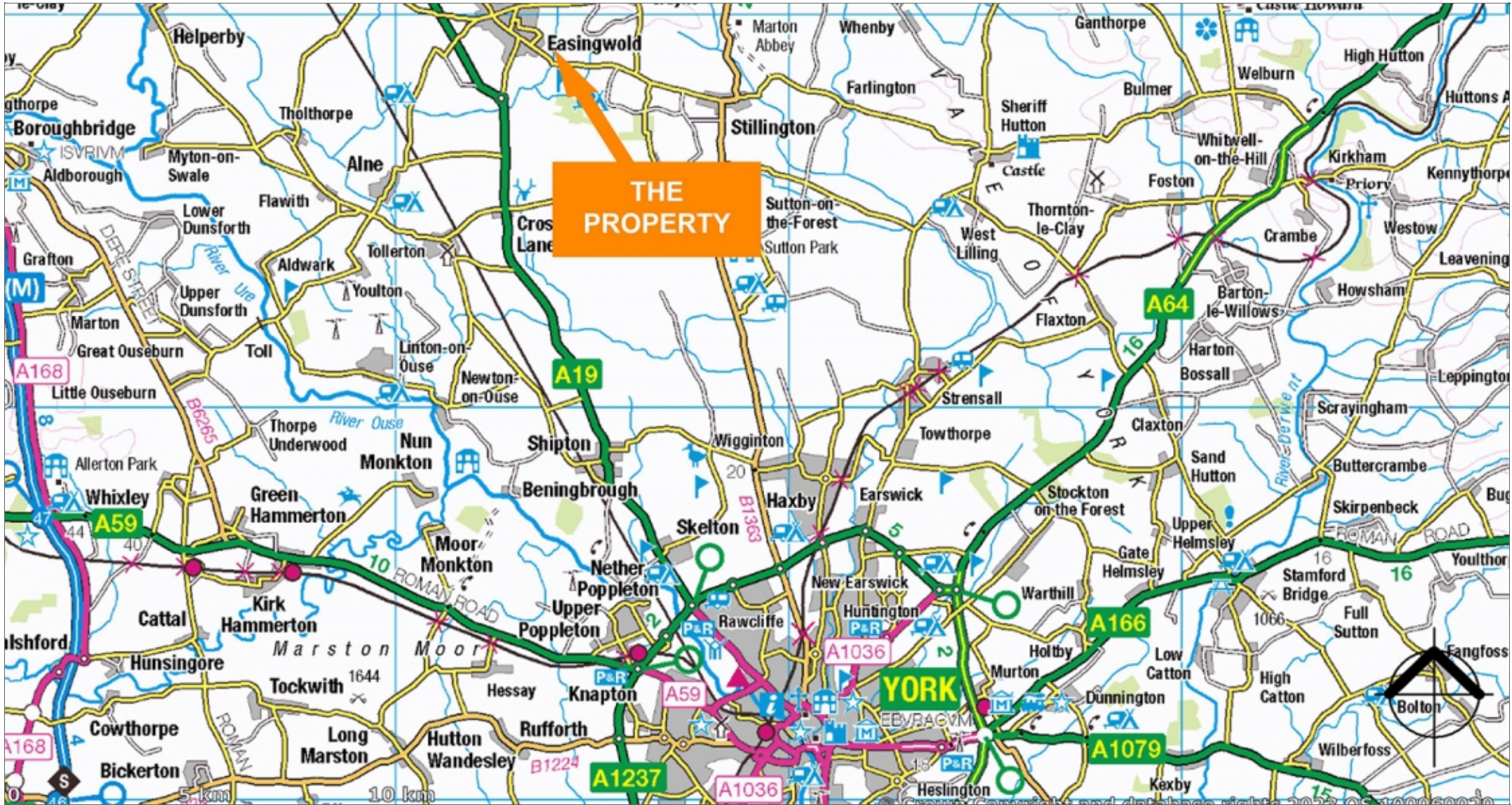
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## Contacts

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