

TO LET- SERVICED OFFICE ACCOMMODATION FROM 100 SQ.FT



- Fully serviced office accommodation
 - Excellent accessibility
- Affluent, prestigious location
 - Parking Available

Location

The premises are located in the heart of Boston Spa backing onto the High Street forming part of the Boston House Business Complex.

Boston Spa is a village in the City of Leeds Metropolitan Borough in West Yorkshire, located approximately 3 miles South of Wetherby and approximately 3 miles North of Tadcaster on the banks of the River Wharfe.

Availability

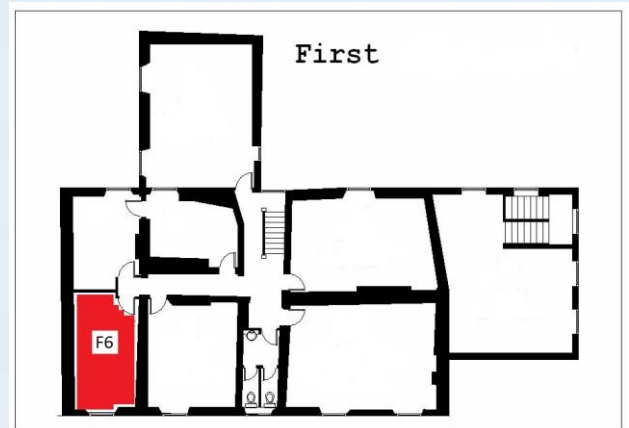
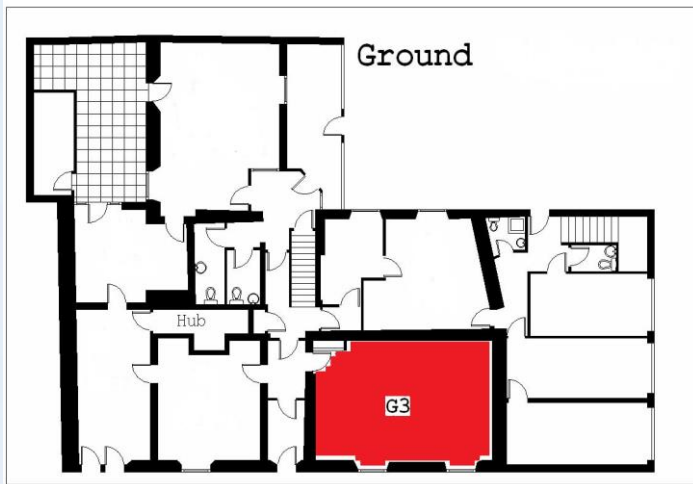
G3	400 sq.ft
F5	200 sq.ft

Lease Terms

Space can be offered from anything between 1 and 8 desks on fully inclusive rents.

Rents include:

- Heating
- Lighting
- Rates
- Phone System
- Furniture
- Security
- Communal facilities (except boardroom – additional charge)
- Visitor car parking



Viewing - Sole letting agents (Appointment only)

Malcolm Stuart Property Consultants - 01937 530853

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GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
 6. These particulars were prepared May 2015 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy.
- Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.