

Waffle21, Colonial House,
Swinemoor Lane, Beverley, HU17 0LS

TO LET

**Serviced Offices available on
inclusive terms**

Free Car Parking

24/7 Access

Meeting & Training Rooms available

Business Lounge on site

All-inclusive office space including
Broadband

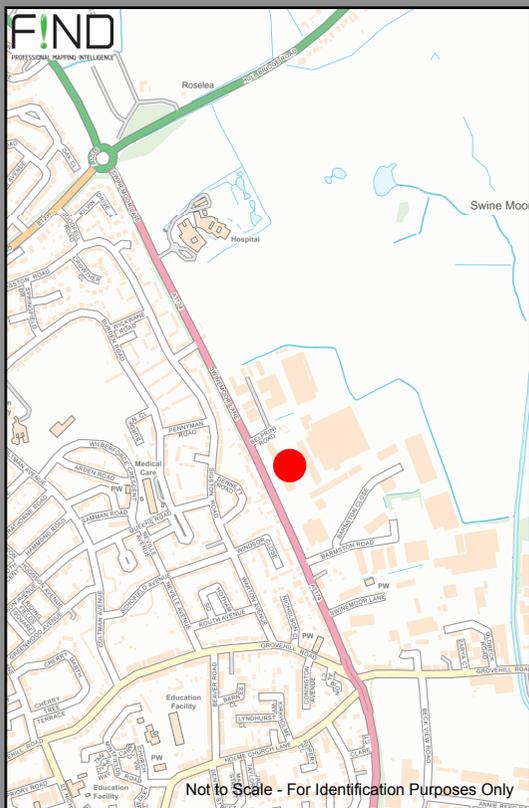
From £300 p.c.m.



Scotts
01482 325634

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www.scotts-property.co.uk

LOCATION

Beverley is a historic, attractive and busy market town in the East Riding of Yorkshire, located approximately 10 miles north of Hull. The town has a population in the order of 30,000 persons (2011 census), with further housing development underway primarily to the south eastern side of the town, alongside the town's south-eastern bypass.

More specifically, the property is located on Swinemoor Lane (A1174) approximately 1.5 miles east of Beverley town centre. Swinemoor Lane links Hull Road to the South and A1035 to the north, providing direct links to Beverley Town Centre, Driffield and Hornsea beyond. The immediate area is a hub for various businesses including office users and retailers. A Wikes DIY warehouse and Aldi supermarket are located nearby.

DESCRIPTION

Waffle21 in Beverley is offering all-inclusive office space for small to medium sized businesses, Waffle21 offers much more than just office space.

Get out of the office and relax in one of the social break out areas or have lunch with fellow entrepreneurs in The Bistro @ Waffle21.

The manned reception can welcome your clients, take your deliveries and even answer your calls so you can get on with business.

Both large and small meetings rooms are available, alongside training and seminar spaces holding up to 70 people.

Office space in Beverley starts from only £300pcm (Plus VAT). You can sign up for flexible terms suiting your requirement.

The offices come ready furnished, we even give you a free phone line.

ACCOMMODATION

Office are available from (9.0 sq. m) 97 sq. ft. upwards. Contact the agent for up to date availability.

TERMS

Suites are available from £300pcm (Plus VAT). The suites are available by way of a licence or lease agreement on flexible terms. Contact the agent for up to date availability and pricing.

RATEABLE VALUE

Information available on Request. Tenants may benefit from small business rates relief, subject to tenant status.

ENERGY PERFORMANCE RATING: E – A copy of the certificate and Recommendations Report is available on request.

FURTHER INFORMATION & TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Bryn Jones bryn@scotts-property.co.uk 07801 885302

Offices: Hull 94 Alfred Gelder Street, HU1 2AN **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6597**

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