



1 & 2 Craven House
Hellifield



TO LET - 1 & 2 Craven House, Hellifield

BD23 4EP

A self contained ground floor office suite available immediately and enjoying a prominent position in the centre of Hellifield with excellent access via the adjacent A65.

Comprising a suite of two rooms which can be let together or independently extending in total to approximately 26.28 sq.m (282 sq.ft)

Ideal small professional offices in a pleasant, yet accessible, working environment with on site parking.

ACCOMODATION

Shared ground floor entrance lobby with tiled floor and original features.

Front Office: approx. 4.12 m x 3.56 m (13'5" x 11'7") with central heating radiator and double glazed window.

Rear Office: approx. 3.00 m x 3.86 m (9'8" x 12'7") with central heating radiator and double glazed window together with small sink unit and external door.

Hallway: with W.C and wash hand basin.

External: Two dedicated parking spaces and shared visitor parking.

SERVICES

Benefitting from mains services and gas fired central heating.

RATING ASSESSMENT

From a VOA website enquiry only the property has a Rateable Value of £3,650.00. Small business rate relief may be available and interested parties should Contact North Yorkshire Council for further information in this regard.

LEASE TERMS

Flexible internal repairing lease or licence available.

RENT

£2,500 per annum per office plus Service Charge.

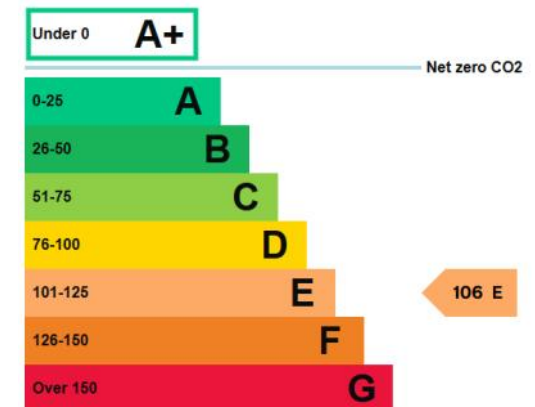
EPC

EPC Rating E

VIEWING

Strictly by appointment with the Sole Agents, WBW Surveyors Ltd. Please contact 01756 692900.

Details prepared: November 2025



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