



**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.

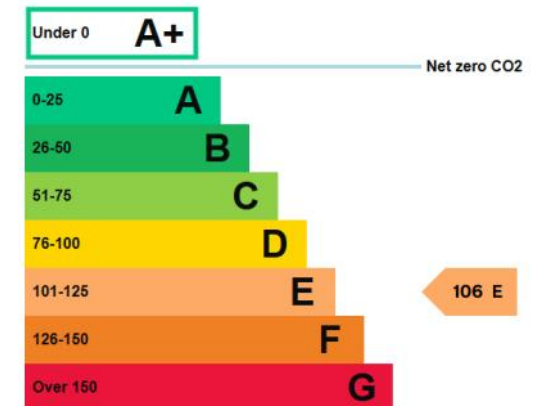
### EPC

EPC Rating E

### VIEWING

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

Details prepared: November 2025



**wbw** SURVEYORS  
CHARTERED

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