

Affordable Serviced Office Suites  
Attractive Grade II Listed Building  
Europa House, 20 Esplanade, Scarborough

Howard  
Jenkins

Available on Flexible Licence Terms



- Excellent location with commanding sea views
- Convenient to railway station & town centre
- Second Floor Front Office 212 ft<sup>2</sup> (19.7 m<sup>2</sup>) approx
- Third Floor Offices 1, 2 & 3 479 ft<sup>2</sup> (44.5 m<sup>2</sup>) approx
- Fourth Floor Meeting Room 333 ft<sup>2</sup> (30.9 m<sup>2</sup>) approx
- Offices are immediately available furnished or unfurnished



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[www.howardjenkins.co.uk](http://www.howardjenkins.co.uk)

## Europa House, 20 Esplanade, Scarborough YO11 2AQ

### Location & Description

Europa House is an attractive Grade II Listed Building, forming part of an elegant terrace prominently situated on the Esplanade with majestic views over South Cliff Gardens and South Bay; it is convenient for both Scarborough town centre and the railway station.

The office suites are available furnished or unfurnished in sizes to suit the needs of individual businesses.

### Services & Facilities

- Reception service for receiving visitors
- Kitchen facility (4th Floor)
- Office cleaning
- Inclusive monthly charges\*

Additional services are available (details & charges upon request), including:

- Board / Meeting Room

### Net Internal Floor Areas (approx.)

2nd Floor – Office (Front)	212 ft <sup>2</sup> (19.7 m <sup>2</sup> )
3rd Floor – Office 1 (Front)	181 ft <sup>2</sup> (16.8 m <sup>2</sup> )
3rd Floor – Office 2 (Front)	107 ft <sup>2</sup> ( 9.9 m <sup>2</sup> )
3rd Floor – Office 3 (Rear)	191 ft <sup>2</sup> (17.7 m <sup>2</sup> )
4th Floor – Meeting Room (only)	333 ft <sup>2</sup> (30.9 m <sup>2</sup> )

### Flexible Licence Agreements

The offices are available on flexible terms by way of a standard form of licence agreement for a minimum of period of three months, and payment of two months' rent deposit.

### Inclusive Monthly Charges\*

The offices are charged on a monthly basis inclusive of rent, rates, service charge, heating, lighting, electricity and office cleaning.

2nd Floor – Office (Front)	£350 pcm
3rd Floor – Office 1 (Front)	£310 pcm
3rd Floor – Office 2 (Front)	£180 pcm
3rd Floor – Office 3 (Rear)	£320 pcm
4th Floor – Meeting Room (only)	£200 pcm

Occupiers to arrange their own telecoms & broadband.

### VAT

We are informed by our clients that the premises are registered for VAT. Interested parties should consult their accountants in this regard.

### Energy Performance Certificate (EPC)

As a Grade II Listed Building, it is understood that an EPC is not required.

### Further Information & Viewing

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**Date: January 2020**

**Subject to Contract**



### Disclaimer

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