

Affordable Serviced Office Suites
Attractive Grade II Listed Building
Endeavour, 20 Esplanade, Scarborough YO11 2AQ

Howard
Jenkins

Available on Flexible Licence Terms



- Excellent location with commanding sea views
- Convenient to railway station & town centre
- Second Floor Front Office 212 ft² (19.7 m²) approx
- Third Floor Offices 1, 2 & 3 479 ft² (44.5 m²) approx
- Fourth Floor Meeting Room 333 ft² (30.9 m²) approx
- Offices are immediately available furnished or unfurnished



CI Arb



RICS

01904 707000
www.howardjenkins.co.uk

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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.

These smart office suites are redecorated & re-carpeted with new blinds, and 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 ² (19.7 m ²)
3rd Floor – Office 1 (Front)	181 ft ² (16.8 m ²)
3rd Floor – Office 2 (Front)	107 ft ² (9.9 m ²)
3rd Floor – Office 3 (Rear)	191 ft ² (17.7 m ²)
4th Floor – Meeting Room (only)	333 ft ² (30.9 m ²)

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)	£375 pcm
3rd Floor – Office 1 (Front)	£350 pcm
3rd Floor – Office 2 (Front)	£225 pcm
3rd Floor – Office 3 (Rear)	£350 pcm
4th Floor – Meeting Room (only)	£275 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: February 2021

Subject to Contract

3rd Floor – Front Office



2nd Floor – Front Office



Disclaimer

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