

# Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Colenso House, Deans Lane  
Pocklington, YO42 2PX  
POA



A suite of offices ranging from 12.7sq metres up to a total of 168sq metres (1800 sq feet). All fully serviced with Gas fired central heating and Electricity, sharing the use of kitchen and cloakroom facilities.

P3205/0706



60 - 64 Market Place, Market Weighton, York, YO43 3AL  
01430 874000 01430 872605  
mw@chrisclubley.co.uk www.chrisclubley.co.uk  
Text: CLUBLEY to 84840 to download our mobile App



# Deans Lane, Pocklington

## LOCATION

Colenso House is a period character building located just off the busy town centre of Pocklington. The offices are located on the ground and first floor of the building.

## DESCRIPTION

A suite of offices ranging from 12.7sq metres up to a total of 168sq metres (1800 sq feet). All fully serviced with Gas fired central heating and Electricity, sharing the use of kitchen and cloakroom facilities.  
P3205/0706

## OFFICES

### GROUND FLOOR

51 sq metres £4500pa - LET

### FIRST FLOOR 1

12.74 sq metres £2400pa

### FIRST FLOOR 2 + MD'S

50 sq metres £4500pa - LET

### FIRST FLOOR 3

19.5 sq metres £2400pa - LET

### FIRST FLOOR 4/5

36 sq metres £4500pa - LET

## LEASE TERMS

The landlord is very flexible with the length of the lease and will consider any combination of lets from the above availability.

## VIEWING

By appointment with the agent.

## SERVICES

Mains Gas, Water, Electricity and Drainage.

## LOCAL AUTHORITY

East Riding Of Yorkshire Council.

## FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

## MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430 87112 or by contacting any member of staff.

We do not normally charge a broker fee; however should a fee be charged it will be typically be £200 payable on completion. The precise amount will depend on your circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co. Ltd. T/A The Mortgage Advice Centre is an appointed representative of Home Of Choice Ltd. Which is authorised and regulated by the Financial Services Authority.

## OPENING HOURS

Our Pocklington Office is open as follows

Monday, Tuesday, Wednesday & Friday 9.00 a.m. - 5.30 p.m.

Thursday 9.30 a.m. - 5.30 p.m.

Saturday - 9.00 a.m. - 4.00 p.m.

## PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects. All offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304040 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

Chris Clubley & Co. Ltd. give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Chris Clubley & Co. Ltd. has the authority to make or give any representation or warranty in relation to the property.