

# Kingsfield House Long Garth

Carthorpe  
Bedale  
North Yorkshire



Impressive and modern 'New Build' office development finished to an exceptionally high standard in village location with easy access to A1 corridor.

## TO LET

4,030 SqFt (374 Sqm)  
Beautiful 'New Build' Office Complex  
Four Office Suites  
Modern Specification  
Ample Parking



## Location

Located in the quiet village of Carthorpe, just 4.6 miles (7.3 Km) south of Bedale in North Yorkshire on the B6285.

- Just minutes from A1 (m) North and South
- Train stations at Northallerton and Darlington
- Durham Tees Valley Airport, offering domestic and international flights less than 30 miles away
- Leeds Bradford Airport, offering domestic and international flights less than 37 miles away
- 1 hour from major cities York and Leeds
- 2 hours by train to London



## Facilities

The development is finished to a very high standard and includes:

- Modern reception lobby area
- Main door entry Intercom System
- Full disabled access throughout the entire development
- 2 Meeting rooms (1 with Plasma Screen)
- Communal kitchenette area & Fair Trade beverage dispenser
- Male, Female and Disabled toilet facilities
- Spiral Staircase & Lift to the first floor
- Carpeted throughout
- Cat 5 cabling throughout with IT and telephone points
- Sophisticated Telephone system
- Climate Control / Air conditioning
- Fire and Intruder Alarm system
- Broadband capability
- On site Security/Support
- Ample Parking



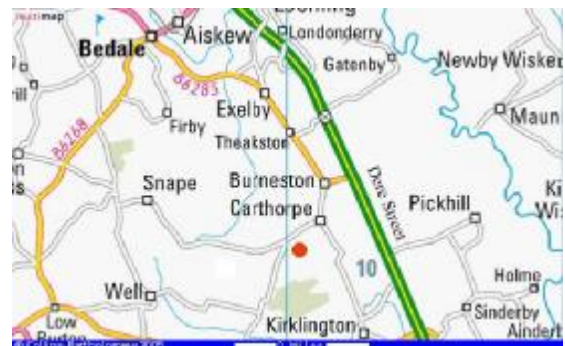
## Offices Available

### Ground Floor

Suite1	717 sq ft (66.65 sq m)	Available
Suite2	1,065 sq ft (98.98 sq m)	Available
Meeting Room	82 sq ft (7.61 sq m)	Communal

### First Floor

Suite3	717 sq ft (66.65 sq m)	LET
Suite4	1,065 sq ft (98.98 sq m)	LET
Meeting Room	82 sq ft (7.61 sq m)	Communal



• Denotes location of Kingsfield House

## Terms

The offices are available to let individually or in multiples on a new internal repairing and insuring lease on flexible terms. Further details are available on request.

## Viewing

Strictly by appointment. Please contact Purple Leaf on 01748 821888 or email [carthorpe@purple-leaf.co.uk](mailto:carthorpe@purple-leaf.co.uk)

Kingsfield House, Long Garth, Carthorpe, Bedale, North Yorkshire. DL8 2LL



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