



Bowcliffe

TO LET

High Quality Office Accommodation

From 1,259 sq ft - 7,311 sq ft  
4 car parking spaces



16 Toft Green  
York  
YO1 6JT



Trinity One, Neptune Street, Leeds, LS9 8AE  
Tel. +44 (0)113 2452452

Reg. No. 08336971  
Regulated by RICS

## LOCATION

16 Toft Green is situated in the heart of York City centre within a short walk from the main retail core and York Railway Station. The main bus routes around the City and services to the outer conurbations and all of the main arterial Park & Rides are all in close proximity as well as the national networks to Leeds, Harrogate, Malton, Bridlington and Selby.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

Surrounding occupiers include City of York Council, Network Rail, Knights PLC, Hampton by Hilton and The Grand Hotel.

## DESCRIPTION

16 Toft Green provides high quality office accommodation.

The office benefits from the following: -

- Predominantly open plan accommodation
- Full Raised access floor
- Cooling system
- Gas fired central heating system
- Suspended ceilings with a mixture of LED and integral lighting.
- Lift access
- Fully carpeted
- Male/Female/Disabled WC's
- 4 parking spaces

## ACCOMMODATION

The office premises provides the following approximately areas.

Ground Floor	2,091 sq ft
First Floor	2,005 sq ft
Second Floor	1,956 sq ft
Third Floor	1,259 sq ft

**TOTAL** 7,311 sq ft (679.21 sq m)

## TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £21 per sq ft per annum exclusive.

### Car Parking

4 parking spaces are available at an additional rent of £1,500 per space per annum exclusive.

## SERVICE CHARGE

A service charge will be put in place for the maintenance and upkeep of the common parts if the building is split.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

## BUSINESS RATES

For further information please contact the Business Rates Department at York City Council – 01904 551 140

## EPC

An EPC is available upon request.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole letting agents, Bowcliffe:

Bowcliffe  
Contact: Matthew Tootell  
Tel: 0113 245 2452  
Email: [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

Subject to Contract



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