

# ARABESQUE

Monks Cross, York

YO32 9GW

TO LET  
1,770 – 19,629 sq ft

Your Opportunity...



...to acquire office space in York,  
surrounded by car parking  
and amenities.

Arabesque offers 19,629 sq ft of high quality office accommodation  
arranged over five adjoining units, with the potential to split further.

Externally, the property benefits from established landscaped areas  
and ample on-site car parking.

TO LET  
High Quality Office Space  
1,770 – 19,629 sq ft



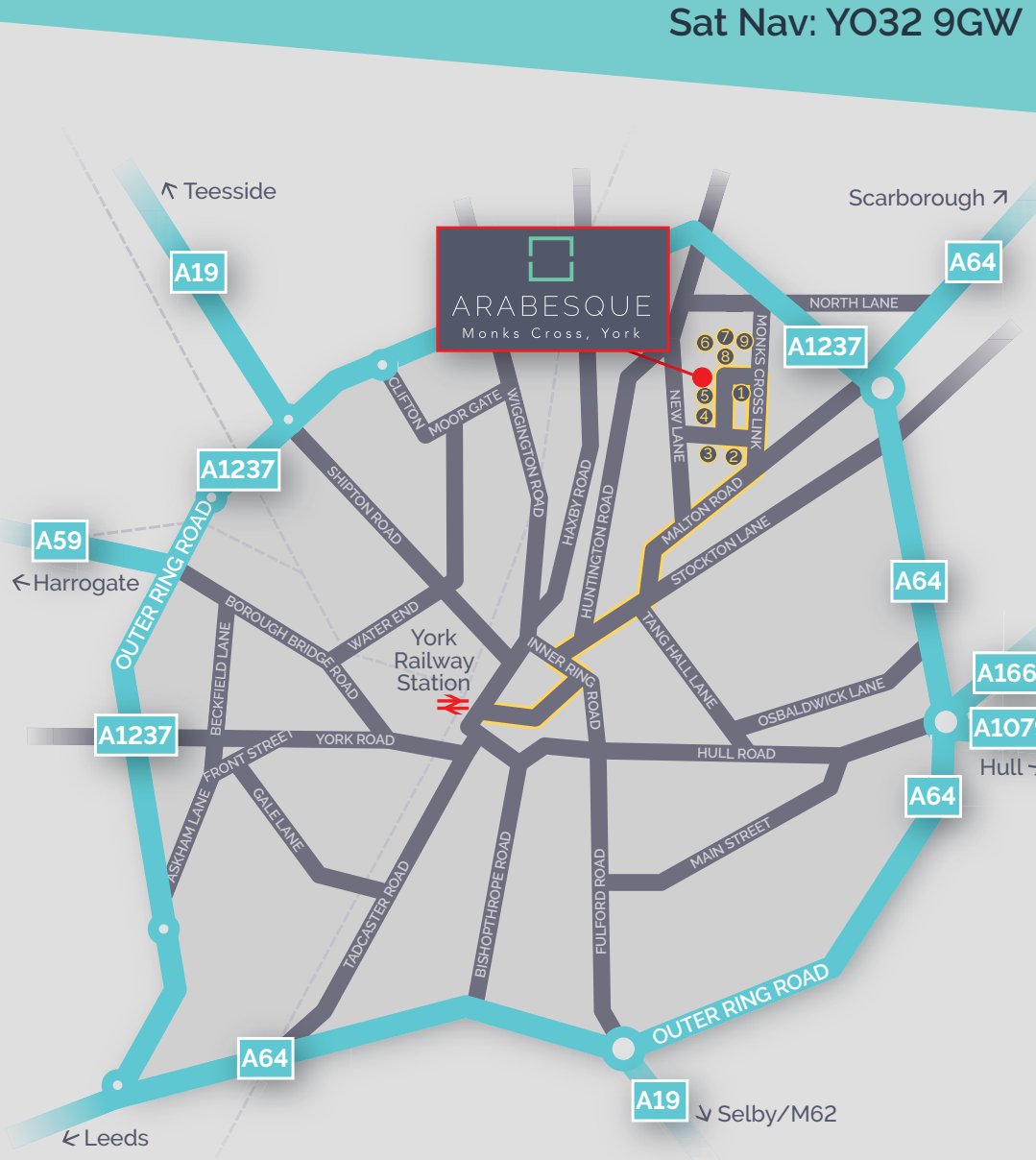


...to be in an easily accessible location.

Arabesque is situated at Monks Cross North, approximately 2 miles north east of York City Centre, on the doorstep of Monks Cross Shopping Centre.

The local and regional road networks are easily accessible from Monks Cross North, which has direct access to the A64 York Outer Ring Road, with the A1/M1 link being approximately 15 miles to the west providing links to the North and South of England. York City Centre is easily accessed via the Monks Cross Park & Ride or a short car journey.

The fastest rail journey from York to London Kings Cross takes approximately 1 hour 50 minutes.



- 1. Monks Cross Shopping Centre
- 2. Vangarde Shopping Centre
- 3. York Community Stadium
- 4. Sainsbury's
- 5. TK Maxx
- 6. Barratt Homes
- 7. Travelodge
- 8. McDonald's
- 9. Aviva
- Park & Ride



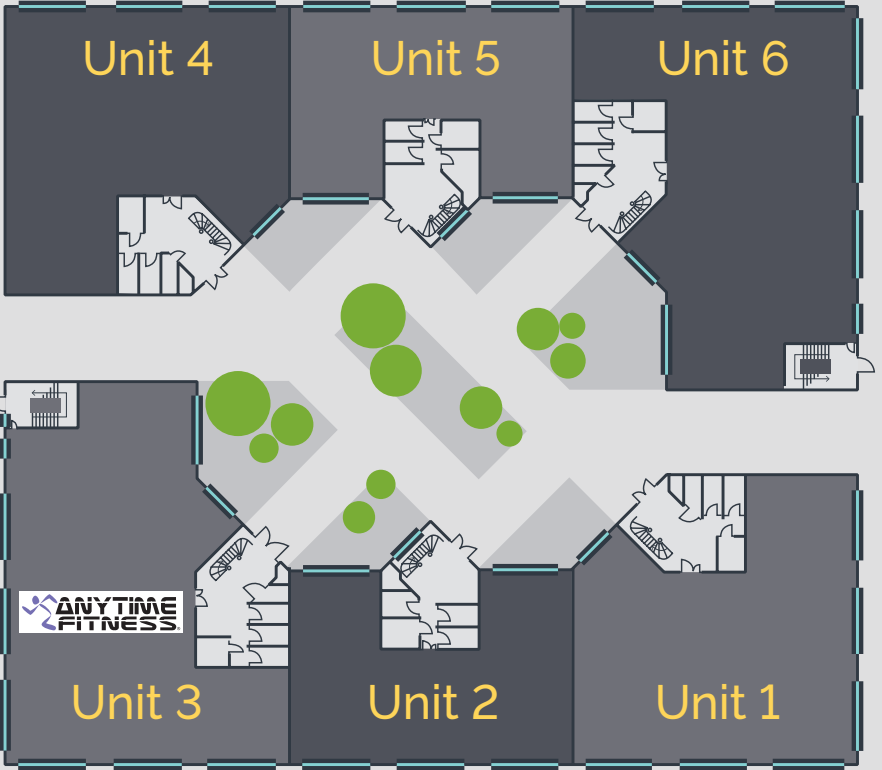
...to have ample amenities on your doorstep.

Located on the successful and established Monks Cross Business Park, the development is easily accessible from both the York Outer Ring Road (A64) and York City Centre. There are a wealth of amenities in the immediate vicinity including; Marks & Spencer, John Lewis, Next, Sainsbury's and Starbucks.



...to benefit from a high quality refurbishment.

- Under Floor Trunking System
- Suspended Ceilings With Integrated Lighting
- VRF Cooling System
- Male & Female WCs On Each Floor
- Disabled Facilities And Kitchen
- Fully Carpeted Office Suites
- Featured Courtyard
- Excellent Parking Provisions



Site Plan

The accommodation can be split to provide the following floor areas:

UNIT	sq ft	sq m
UNIT 1 - GF	2,810	261
UNIT 1 - FF	2,810	261
UNIT 2 - GF	1,770	164
UNIT 2 - FF	1,770	164
UNIT 4/5 - FF	4,305	400
UNIT 6 - GF	3,082	286
UNIT 6 - FF	3,082	286



## TERMS

The accommodation is available on new Full Repairing and Insuring leases on terms to be agreed. Please contact the letting agents for further information.

## EPC

Available on request.

## RATEABLE VALUE

The units are to be separately assessed for rating purposes.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

## VIEWING/FURTHER INFORMATION

For further information or to arrange an inspection please contact the letting agents.

To contact the Local Rating Authority at York City Council - 01904 551 140.



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**Tom Sykes**  
ts@colensoproperty.com  
01904 682800



**Matthew Tootell**  
mt@bowcliffellp.com  
0113 245 2452