



Bowcliffe

TO LET
Ground & Second Floor Offices
From 3,264 sq ft to 6,550 sq ft



Stamford House
Piccadilly
York
YO1 9PP



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

Reg. No. 08336971
Regulated by RICS

LOCATION

The property is situated on Piccadilly 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 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.

Neighbouring occupiers include Lupton Fawcett Solicitors, RG Law, Siemens, Hampton by Hilton, Tesco Express and NCP car park.

DESCRIPTION

Stamford House provides good quality office accommodation.

The ground and second floor suites benefit from the following: -

- Predominantly open plan accommodation
- Raised access floor
- Suspended ceilings with integral lighting
- Fully carpeted
- Male/Female/Disabled WC's
- Lift
- Kitchen
- Secure entry system
- Parking

ACCOMMODATION

The office provides the following approximate areas:

Ground floor – 3,286 sq ft (305.28 sqm)

Second floor – 3,264 sq ft (303.23 sqm)

TOTAL – 6,550 sq ft (608.51 sqm)

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 an asking rent of £20 per sq ft per annum exclusive.

SERVICE CHARGE

A service charge is in place for the maintenance and upkeep of the common parts.

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

The accommodation will have to be reassessed by the Valuation Office.

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.

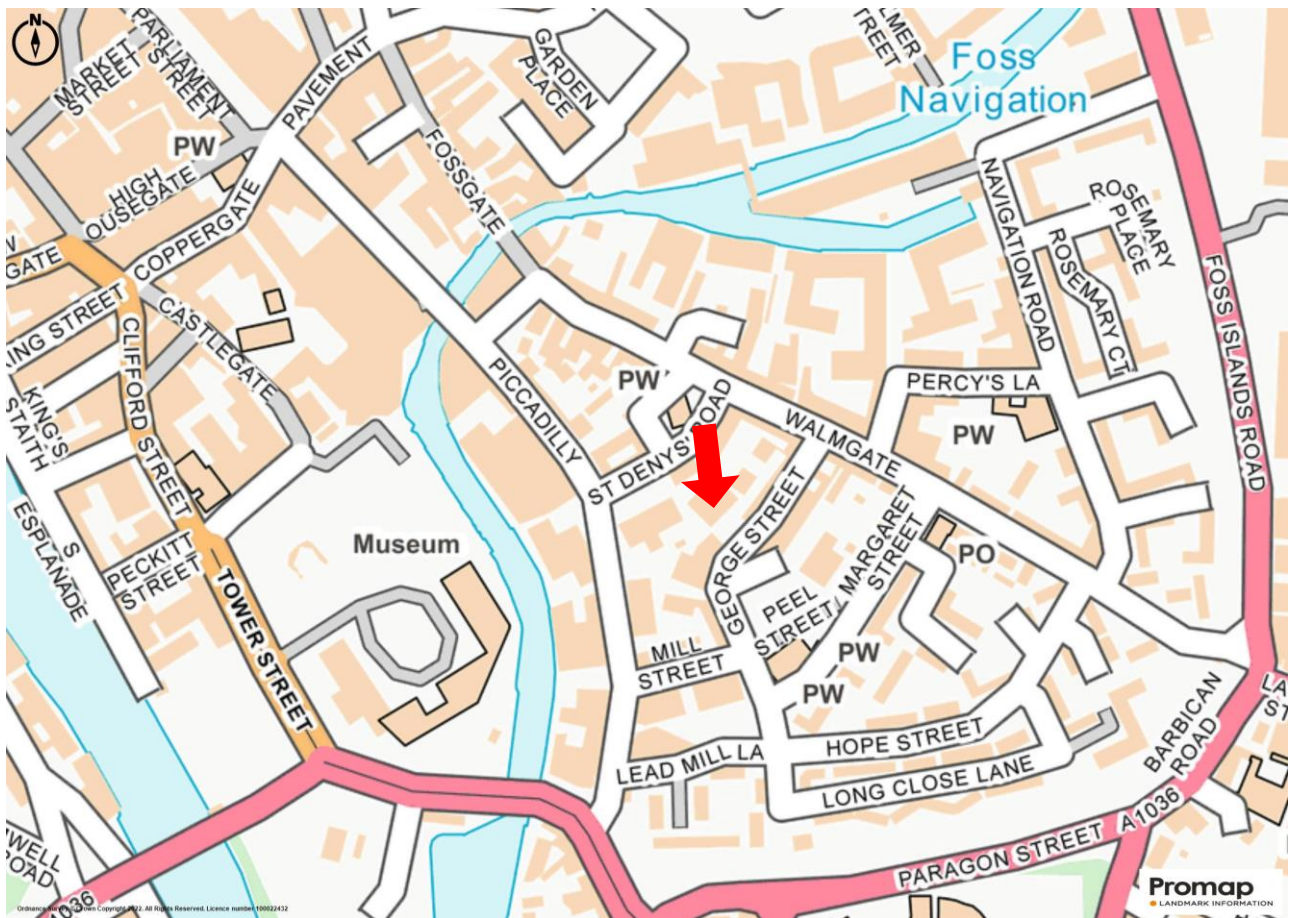
Bowcliffe

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Email: mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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