



# Bowcliffe

TO LET

High Quality Office Accommodation

From 1,935 sq ft up to 4,229 sq ft  
6 car parking spaces



3<sup>rd</sup> Floor Mill House  
North Street  
York  
YO1 6JD

## LOCATION

The property is situated on North Street 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 North Yorkshire Police, Colas Rail, AGH Engineering Ltd, Langley's Solicitors, Park Inn Hotel, Travelodge, Sainsbury's Local and Piccolino Italian restaurant.

## DESCRIPTION

Mill House provides high specification office accommodation in two suites on the 3<sup>rd</sup> floor.

The office suites benefit from the following: -

- Predominantly open plan accommodation
- Full raised access floor
- Air conditioning
- Gas fired central heating system
- Suspended ceilings with integral lighting
- lift access
- Fully carpeted
- Male/Female/Disabled WC's
- Kitchenettes
- 6 secure parking spaces (for the whole floor)
- Secure entry system

## ACCOMMODATION

The 3<sup>rd</sup> floor provides accommodation from 1,935 sq ft (179.77 sq m) up to 4,229 sq ft (392.89 sq m).

## TERMS

The accommodation 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 suite is listed on the Valuation Office website with a Rateable Value of £54,500 per annum.

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 joint letting agents, Bowcliffe & Colenso Property Services:

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

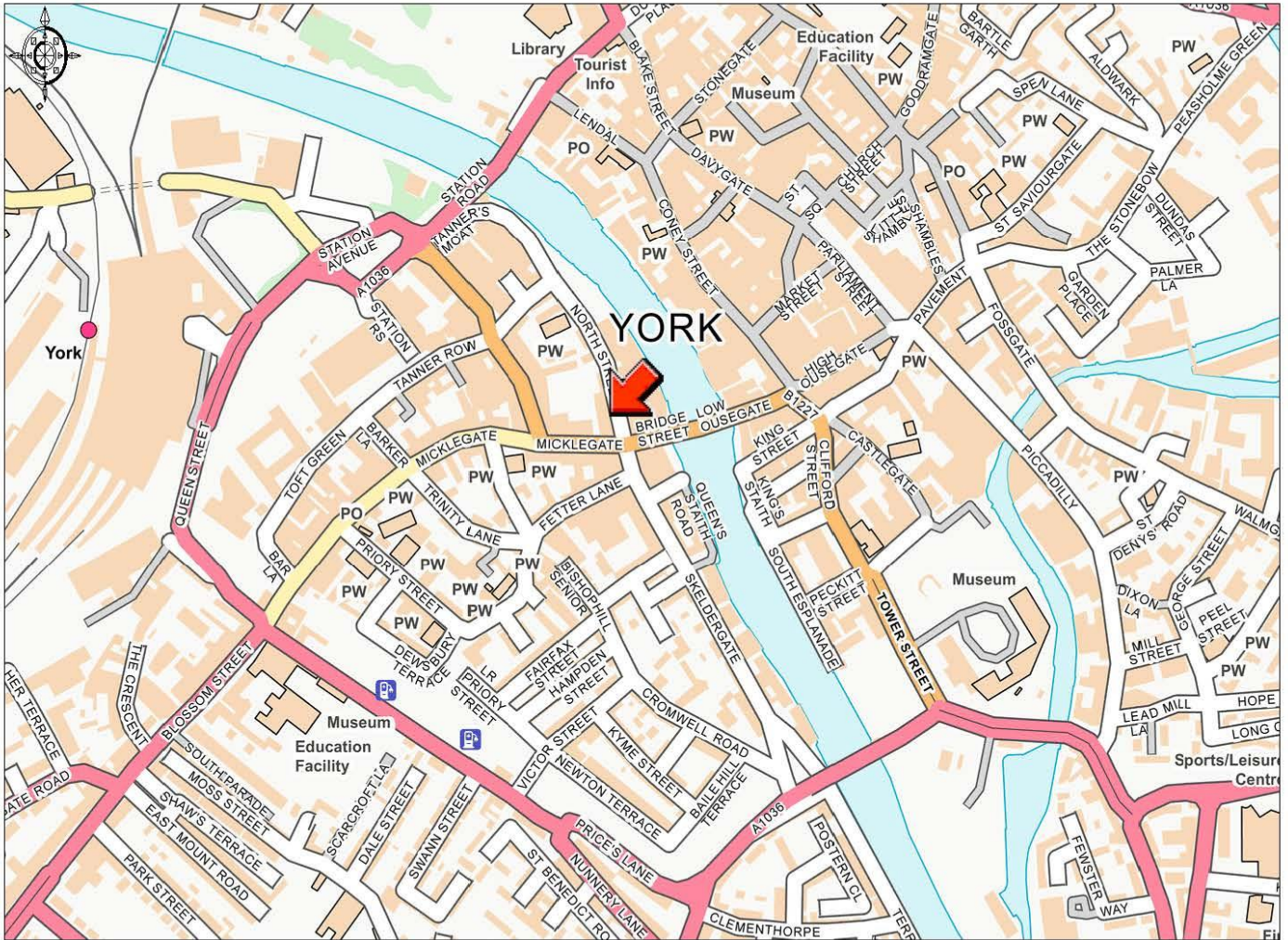
Colenso Property Services

Contact: Alexia Swift-Cookson

Tel: 01904 682 800

Email: [alexia-swiftcookson@helmsley.co.uk](mailto:alexia-swiftcookson@helmsley.co.uk)

Subject to Contract



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## THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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