



Bowcliffe

TO LET
High Quality Office Accommodation
1,425 sq ft (132.43 sq m)



Omega 3, Monks Cross Drive
Monks Cross
York
YO32 9GZ

LOCATION

The property is situated on Monks Cross Drive on the highly successful Monks Cross North. Located approximately 2 miles North East of York City centre on the doorstep of the popular Monks Cross shopping centre. The park benefits from excellent transport links with the A64 dual carriageway connecting to the national motorway network thereafter.

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

Monks Cross Park & Ride is located close to the subject property providing easy access in to the City centre.

Nearby occupiers include Aviva, Helmsley Group, Alan Wood & Partners and Garbutt & Elliot.

DESCRIPTION

The property is part of a terrace of offices at the Omega development on Monks Cross.

Omega 3 provides high quality self-contained office accommodation over two floors.

The office benefits from the following: -

- Open plan office accommodation
- Full raised access floor
- Suspended ceilings with integral lighting
- Comfort cooling
- Lift access
- Kitchenette facilities on each floor
- WC's on each floor including disabled WC to ground floor
- Shower facility on the ground floor
- Intruder alarm
- 5 parking spaces

ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 1,425 sq ft (132.43 sqm).

Rent

The property is available at an asking rent of £16 per sq ft.

TERMS

The property is available by way of a sublease until 12th March 2020. The sublease will be contracted outside the Landlord & Tenant Act 1954 Part II.

A new full repairing and insuring lease for a longer term of years may be available directly from the landlord.

Please contact the sole letting agents for further information.

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

According to the Valuation Office Agency website the property has a Rateable Value of £15,500 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 sole letting agent, Bowcliffe.

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.