



# Bowcliffe

TO LET  
Ground Floor Office Accommodation  
2,300 sq ft (213.68 sq m)



Quadrant  
25 Bootham Row  
York  
YO30 7BR

## LOCATION

Quadrant is situated on Bootham Row in 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 regional networks.

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

The property is located just off the A19 providing access to the inner and outer ring road and national road network thereafter.

Neighbouring occupiers include Redmayne Bentley stock brokers, BBC Radio York, Aspire Apartments, and Sainsbury's Local.

## DESCRIPTION

Quadrant will provide high quality residential accommodation on the upper floors with the ground floor suite being completed to a shell providing flexibility dependant upon the potential use.

## ACCOMMODATION

The premises will provide approximately 2,300 sq ft (253.62 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 £25 per sq ft per annum exclusive.

## SERVICE CHARGE

A service charge will be 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 will be assessed on completion by the Valuation Office. For further information please contact the Business Rates Department at York City Council – 01904 551 140

## EPC

An EPC will be available upon completion.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the joint letting agents, Bowcliffe & Lawrence Hannah:

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

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

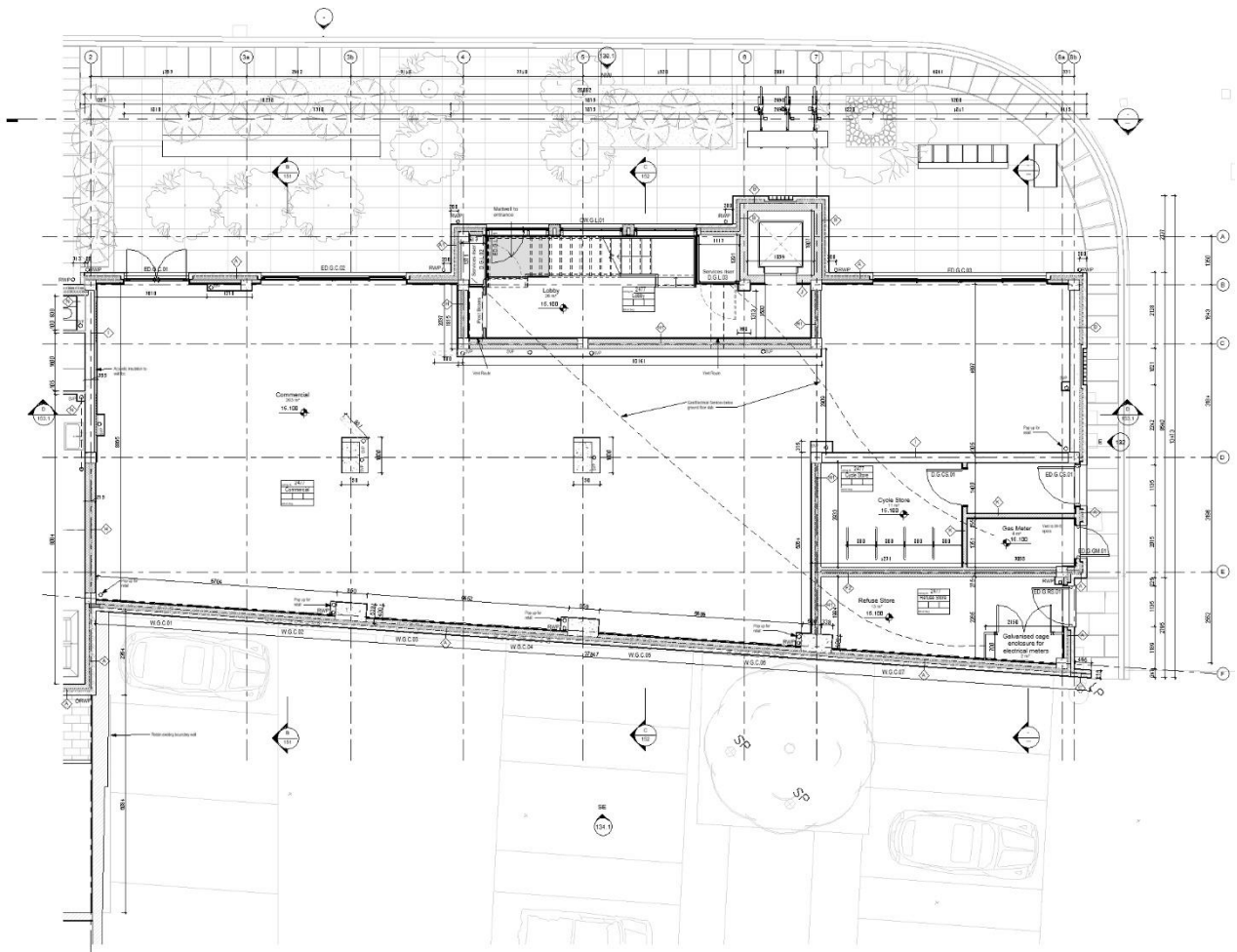
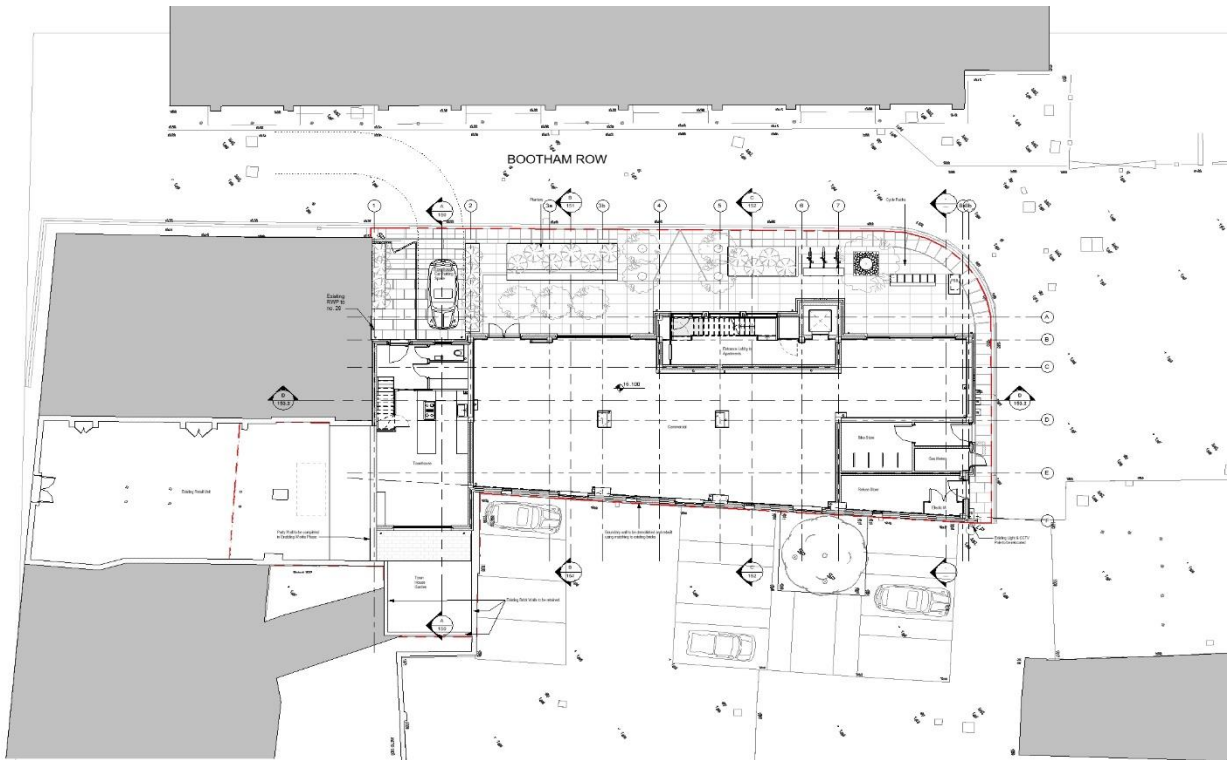
Lawrence Hannah

Contact: Miles Lawrence

Tel: 01904 659800

Email: [miles@lhsproperty.com](mailto:miles@lhsproperty.com)

Subject to Contract







THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISEDSCRIPTION 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.