



Bowcliffe

TO LET
Characterful Office Suite
1,488 sq ft (138.25 sq m)



St Edmunds House
Margaret Street
York
YO10 4UX

LOCATION

The property is situated on Margaret Street within 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.

The accommodation is shared with Continuum Attractions. Other occupiers nearby include Siemens Rail Automation and Lupton Fawcett Solicitors. There are several public car parks nearby by with Peel Street located next to St Edmunds House.

DESCRIPTION

The available suite is part of the ground floor office accommodation within St Edmunds House and provides the following:

- Open plan accommodation
- Perimeter and under floor data trunking
- Suspended lighting
- Fully carpeted
- Male/Female/Disabled WC's
- Communal Kitchen
- Secure entry system
- Car parking

ACCOMMODATION

The premises provide approximately 1,488 sq ft (138.25 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 £12 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 has a RV of £16,372 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 agents, Bowcliffe

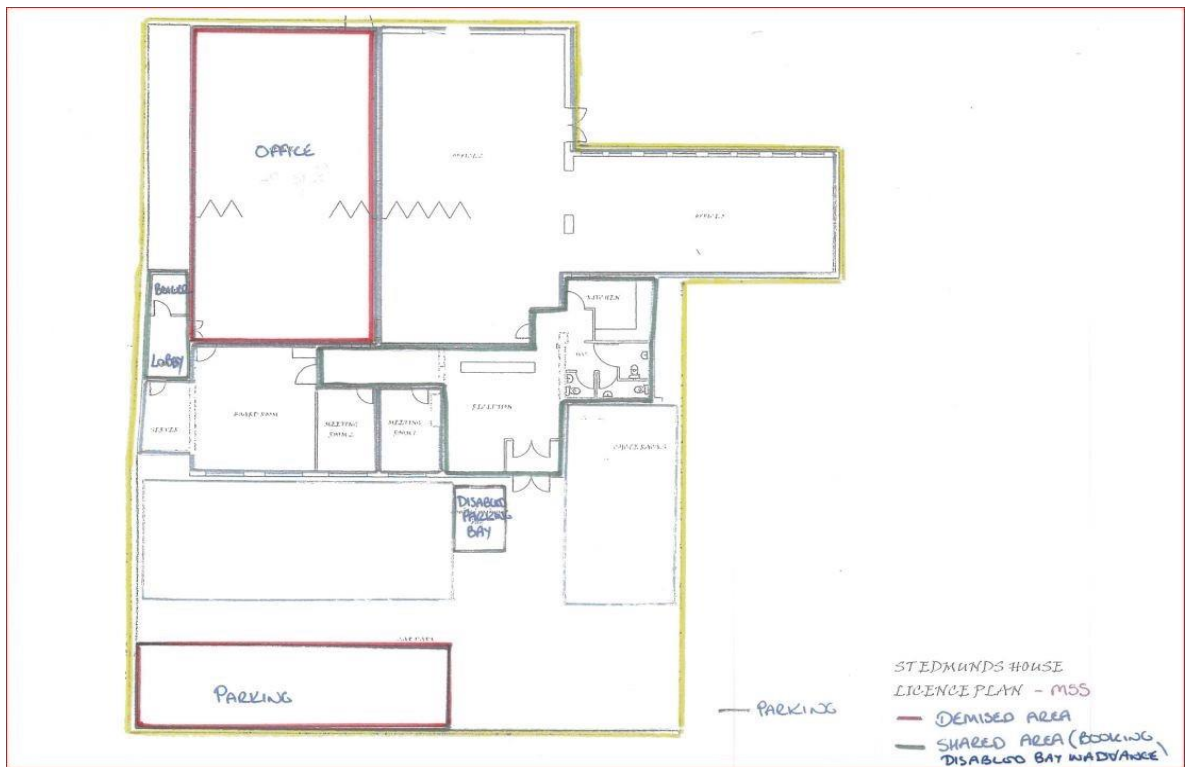
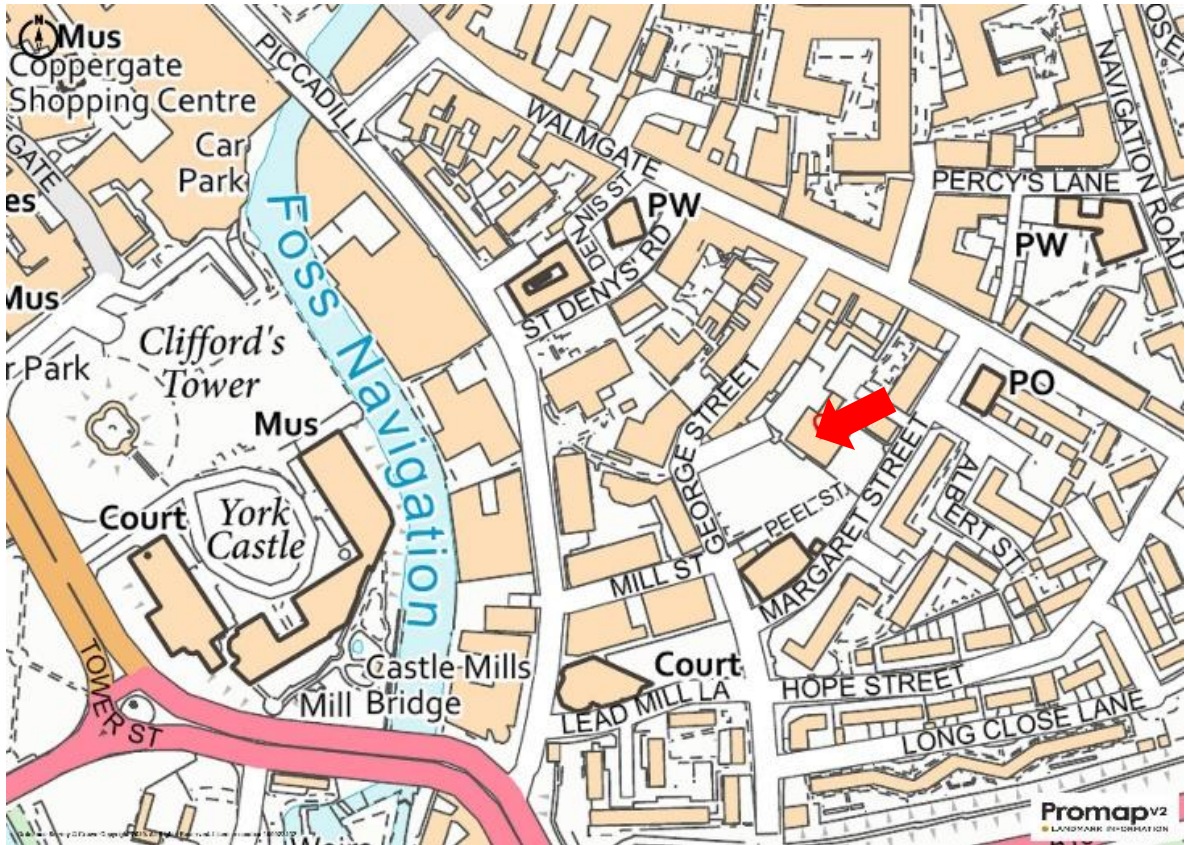
Bowcliffe

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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.