



Bowcliffe

TO LET

Refurbished Office Suite

4,950sq ft (460sq m)
plus 17 parking spaces



First Floor
Unit 3 Alpha Court
Monks Cross
YORK
YO32 9WN

LOCATION

The property is situated in the heart of Monks Cross Business Park to the north east of York city centre, with easy access to York Outer Ring Road and the A64.

Both Vangarde and Monks Cross Retail Parks are in close proximity, together with Monks Cross Park and Ride, York Stadium Leisure Complex

The office suite is situated on the first floor with lift and staircase access from a communal lobby at ground floor.

DESCRIPTION

The property has recently been comprehensively refurbished and provides high quality accommodation.

The office benefits from the following: -

- Open plan office
- Suspended ceilings
- New VRF air conditioning
- Raised Access Floor
- LED lighting
- Fully carpeted
- Kitchen
- Male & Female WC's and Showers
- Secure entry door system
- Lift

ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 4,950 sq ft (460 sqm).

The property benefits from 17 parking spaces.

TERMS

The property is available on a new, effective full repairing lease at an annual rent of £95,000pax.

A service charge is payable to cover maintenance of grounds and common parts.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT.

BUSINESS RATES

The office accommodation has a Rateable Value of £48,500.

For further information please contact the Business Rates Department at York City Council – 01904 551550.

EPC

Energy rating of D. A copy of the EPC is available on request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole agent, Bowcliffe.

Tel: 0113 245 2452

Contact: Jeff Robertson or Matt Tootell
Email: jr@bowcliffellp.com
Email: mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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