



Bowcliffe

TO LET

(May Sell)

Detached Office Building

3,700 to 7,419 sqft (344 - 689sq m)

plus 22 parking spaces



Unit 4 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

DESCRIPTION

The property provides high quality office accommodation on 2 floors.

The office benefits from the following: -

- Open plan office
- Suspended ceilings
- Air conditioning
- Raised Access Floor
- Fully carpeted
- Kitchen
- WCs to each floor
- Secure entry door system
- Lift

ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 3,700sq ft on the ground floor and 3,719sq ft on the first floor.

The property benefits from 22 parking spaces plus external cycle storage.

TERMS

The property is available as a whole, or floor by floor, on a new, effective full repairing lease at an annual rent of £122,500pax.

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

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 £95,500.

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

EPC

Energy rating of C.

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

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