

High Quality Offices: Comfort Cooling, Lift-Served & On-Site Parking Available

Suite 3A, 20 George Hudson Street, York YO1 6WR

**Howard
Jenkins**

To Let



[Photograph as occupied by previous tenant]

- NIA 2,325 ft² (216.0 m²); third floor
- Contemporary offices with comfort cooling & heating
- **Gas & Electricity prices fixed until 2025 & 2027**
- Fitted kitchenette, staff area and showers
- High quality entrance, common parts & toilets
- On-site car parking separately available

On the instructions of



CI Arb



RICS

01904 707000

www.howardjenkins.co.uk

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Location

This is an established office location within York's historic City Walls affording convenient access to both the main shopping area and railway station; the Tanner Row multi-storey car park is directly opposite, and buses serving Park & Ride sites, the City centre & surrounding areas are available close by in Rougier Street.

Major employers nearby include Aviva, Historic England, Northern Rail, Network Rail, Grand Central Rail and The City of York Council; a range of hotels such as The Grand Hotel & Spa, Hampton by Hilton, Radisson, Principal, Travelodge and Malmaison are also nearby.

Description

A high quality office suite situated on the third floor of this attractive Grade II Listed Building which provides largely open-plan accommodation retaining many of the building's original finishes such as exposed brick walls and steelwork, complemented by modern toilets and kitchen facilities, exposed comfort cooling / heating system and an 8-person passenger lift. Located to the rear of the property is a controlled parking area accessed from North Street, including a secure cycle shelter.

Net Internal Floor Area

2,325 ft² (216.0 m²).

Floor areas & all dimensions are approximate and should be checked by interested parties by measurement on site.

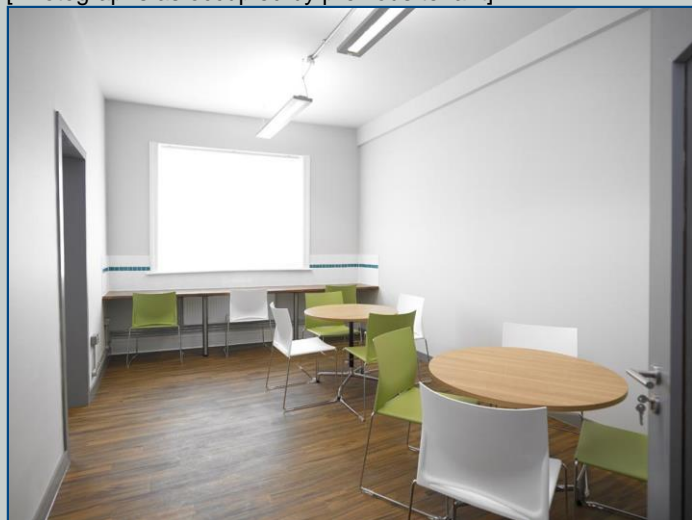
Facilities / Services

- Gas price fixed at 3.577p per kWh until October 2025
- Electricity price fixed at 25.708 per kWh (day) until March 2027
- Comfort cooling / warm air heating (with independent controls)
- Perimeter trunking / raised floors
- Fitted kitchenette & staff area; high quality showers
- Lift access & entrance to 3rd floor by keycard
- Video entryphone
- On-site car parking spaces available by separate arrangement

Rating Assessments

The VOA website records the premises having a Rateable Value of £38,000 (2023 List).

[Photographs as occupied by previous tenant]



Energy Performance Certificate (EPC)

The premises have a compliant EPC Asset Rating of C61:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9665-3077-0151-0700-6801>

Lease Terms

This third floor office suite is available on a new effectively FRI lease (via service charge) for a term by agreement with periodic rent reviews.

Rent

£46,500 per annum, exclusive of business rates, service charge & VAT.

Car Parking

On-site car parking is available by separate arrangement at a charge of £1,250 per annum per space exclusive of business rates and VAT.

VAT & Legal Costs

We are informed by our clients that the premises are registered for VAT. Interested parties should consult their accountants in this regard. Each party will be liable for their own legal costs in the transaction.

The RICS Code for Leasing Business Premises

This Code and its supplemental guide are drawn to the attention of prospective tenants who are recommended to seek the advice of an RICS member or other property professional.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Further Information & Viewing

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Date: March 2024

Subject to Contract



Disclaimer

These property details are believed to be correct but accuracy can not be guaranteed; they are expressly excluded from any offer or contract, in whole or in part. The information is given without responsibility on the part of Howard Jenkins and its client(s), and you should not rely on the information as being factually accurate about the property, its condition or its value. Howard Jenkins has no authority to make any representation or warranty in relation to the property. We have not undertaken a survey, nor tested the services, systems, appliances, fittings etc. Photographs and plans are provided for identification only. Areas, measurements and distances are approximate. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. Interested parties must rely on their own investigations as to the accuracy of these details and the condition and suitability of the property for their intended purpose, and should obtain independent professional advice.

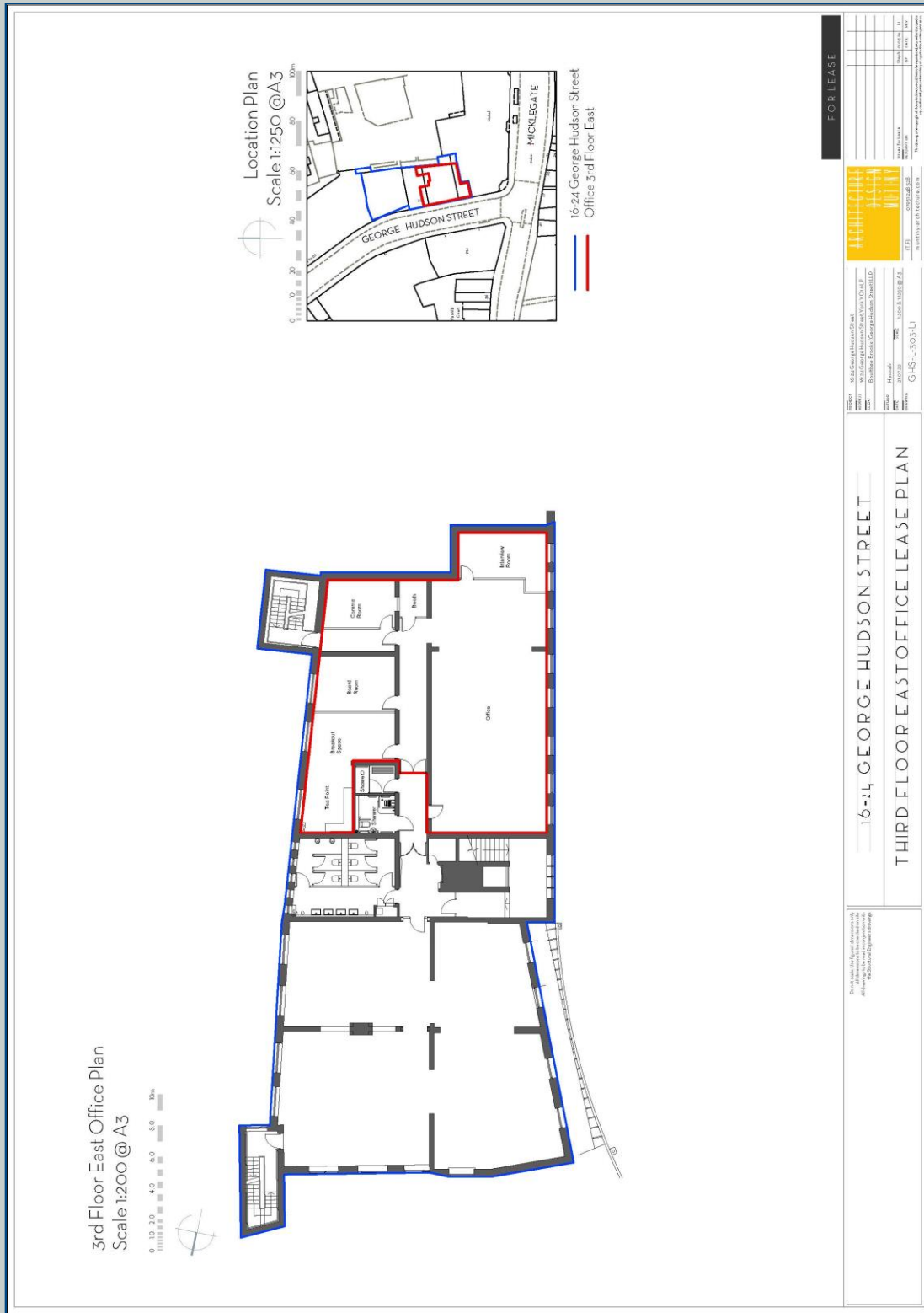


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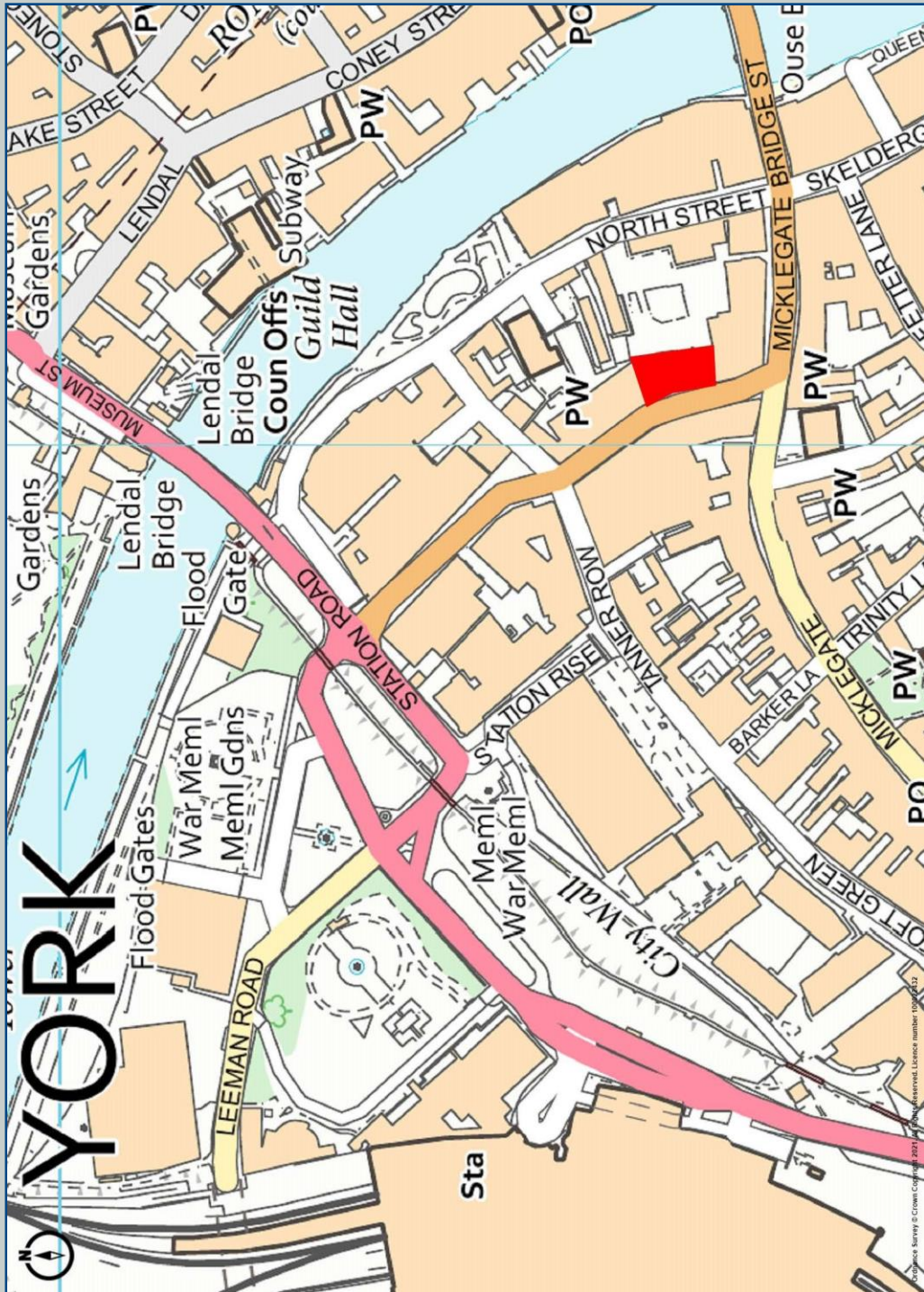
Note
Plan not to scale; for identification only.



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