



# MODERN FIRST FLOOR OFFICES TO LET

Agriculture House, 207 Tadcaster Road, Dringhouses, York, North Yorkshire, YO24 1UD



**2,964 SqFt (275.36 SqM) | £42,000 per annum exclusive**

## Key Features

- Excellent access to the A64 and wider road network
- High specification offices with prominent location on Tadcaster Road
- On site parking
- Less than a mile from Askham Bar Park & Ride
- Local occupiers include Tesco, St Leonard's Hospice and York College



## LOCATION

The subject property is located on Tadcaster Road in the suburb of Dringhouses. York College is also located on Tadcaster Road, with a Tesco Extra supermarket directly opposite. The site is conveniently located, less than a mile from the A64 on the A1036 (Tadcaster Road) and 3.3 miles south of York City Centre. Askham Bar Park & Ride is less than a mile from the property and offers regular bus services into York.

## DESCRIPTION

The property itself is a modern detached office building which benefits from the following amenities:

- Raised access flooring.
- Comfort cooling
- Gas central heating
- Suspended ceiling with LED lighting
- On site parking
- Intercom system
- Shower facilities
- Kitchenette at first floor

Area	SqFt	SqM
First Floor Offices	2,624	243.77
Ground floor office / post room	340	31.59
<b>Total Floor Area</b>	<b>2,964</b>	<b>275.36</b>

## TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiples thereof.

## ASKING RENT

£42,000 per annum exclusive.

## BUSINESS RATES

Rateable Value £28,000. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## EPC

Energy Performance Rating C-57. A full copy of the Energy Performance Certificate is available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable.

## VIEWING

Strictly by prior appointment, please contact joint agents:

**Flynn Burgess - BHT York**

**DDI 0113 244 9020 | Email [flynn@bht.uk.com](mailto:flynn@bht.uk.com)**

**or Burley Browne:**



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)

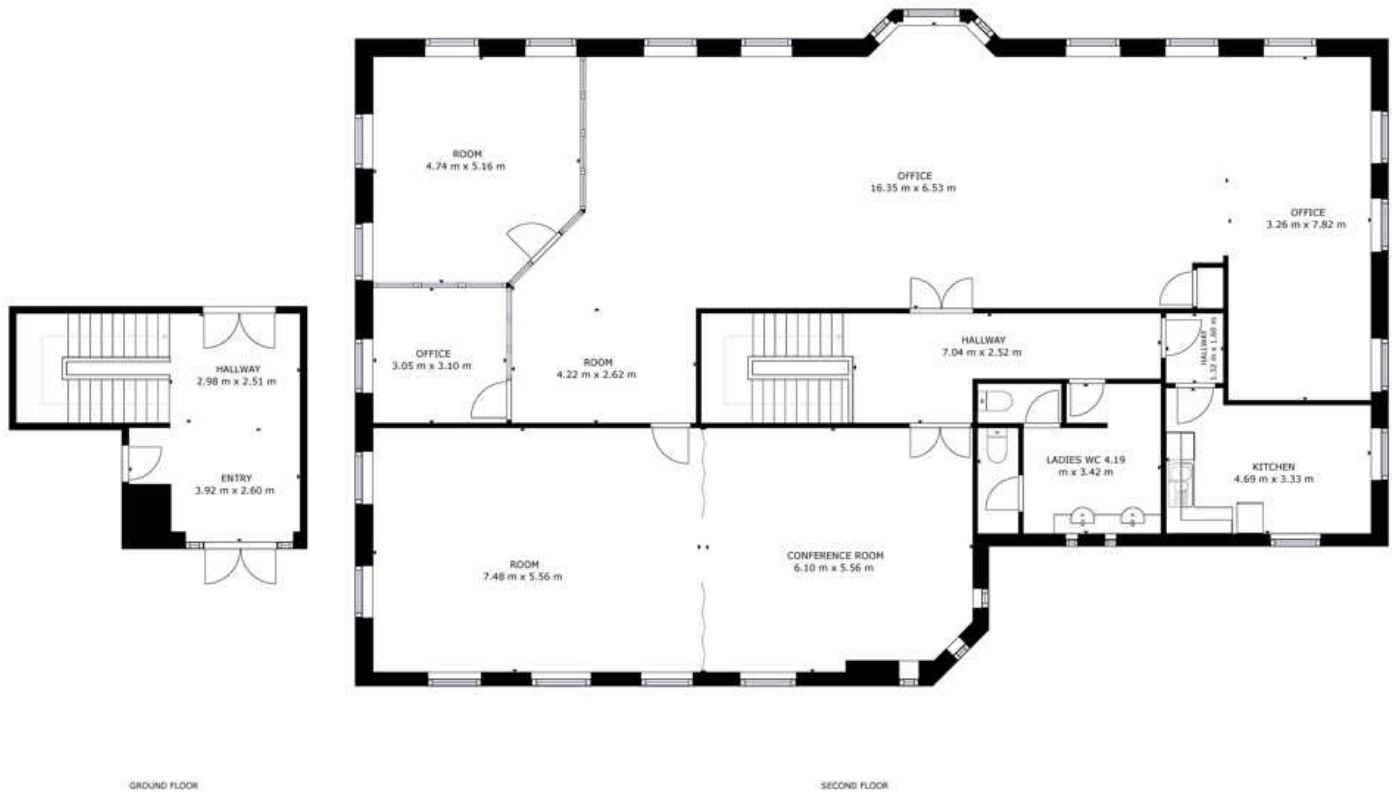


Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)



0121 321 3441  
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.