



TO LET
PRESTIGIOUS GRADE A OFFICE ACCOMMODATION
6,019 sq ft - 17,056 sq ft

SECOND FLOOR

MOORSIDE

MONKS CROSS, YORK, YO32 9LB

AMENITIES

Monks Cross Retail Centre and Vangarde Shopping Park provide an unrivalled level of doorstep amenity including a new health and fitness leisure facility, Megga Bowl and cinema complex as part of the new community stadium complex.



Retail occupiers include John Lewis department store sitting alongside Next and the region's largest M&S department store. In addition, there are numerous offerings including Prezzo, Nando's, Costa Coffee, Caffè Nero, and Pizza Hut. Monks Cross is also served by three of the major supermarkets, a new Travelodge hotel and Anytime Fitness gym.



DESCRIPTION



Moorside forms part of one of York's only modern purpose-built office parks; neighbouring office occupiers include Aviva, Garbutt & Elliott, Rollits Solicitors, Portakabin and Shepherd Group of Companies.

The available offices are located on the 2nd floor accessed from the building's principal fully manned reception area via 2 passenger lifts. The offices benefit from a further separate reception area at 2nd floor with rear meeting rooms. The offices are arranged in 2 separate wings off the central core area which houses male/female/disabled WC facilities and 2 store/comms rooms associated with the offices.

The east wing is predominantly open plan with the west wing currently broken up into a series of meeting/conference rooms, a substantial staff break out area and further areas of larger open plan office space.

The building has been refurbished to a high standard and benefits from the following specification:

- ◆ Manned reception and on-site security
- ◆ Air conditioning
- ◆ Full access raised floors
- ◆ Suspended ceilings
- ◆ PIR controlled LED lighting
- ◆ 2 passenger lifts and 1 goods lift
- ◆ Male, female and disabled WCs and showers
- ◆ Kitchenette within the suite & large staff break out area
- ◆ Naturally lit full-height atria
- ◆ Shared canteen facility
- ◆ On-site car parking
- ◆ Covered cycle and motorbike storage



ACCOMMODATION

The available accommodation has been measured to have a NIA of approximately:-

	SQ FT	SQ M
2nd Floor (West)	6,019	559
2nd Floor (East)	10,061	935
Store/Comms Rooms	268	25
Reception/Meeting Rooms	708	66
TOTAL	17,056	1,585

Interested parties must however satisfy themselves as to the floor areas of the subject property.

TERMS

The entire offices are available by way of an assignment of an existing sub-tenancy from 20 October 2017 for a term of 10 years at a passing rent of £215,946 pa exclusive, subject to a rent review after the 5th year of the term.

The sub-tenancy contains an option to determine on the 20th October 2022 having provided 6 months prior notice.

Alternatively, each wing can be made available separately by way of a new sub-lease for a term of years to be agreed.

RATEABLE VALUE

We advise that all interested parties make their own enquiries with the local rating authority on (01904) 551 140.

CAR PARKING

50 on site car parking spaces will be allocated on a pro-rata basis.

SERVICE CHARGE & INSURANCE

Both will be payable in respect of the above. Further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed to have an EPC Rating of C-70. A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

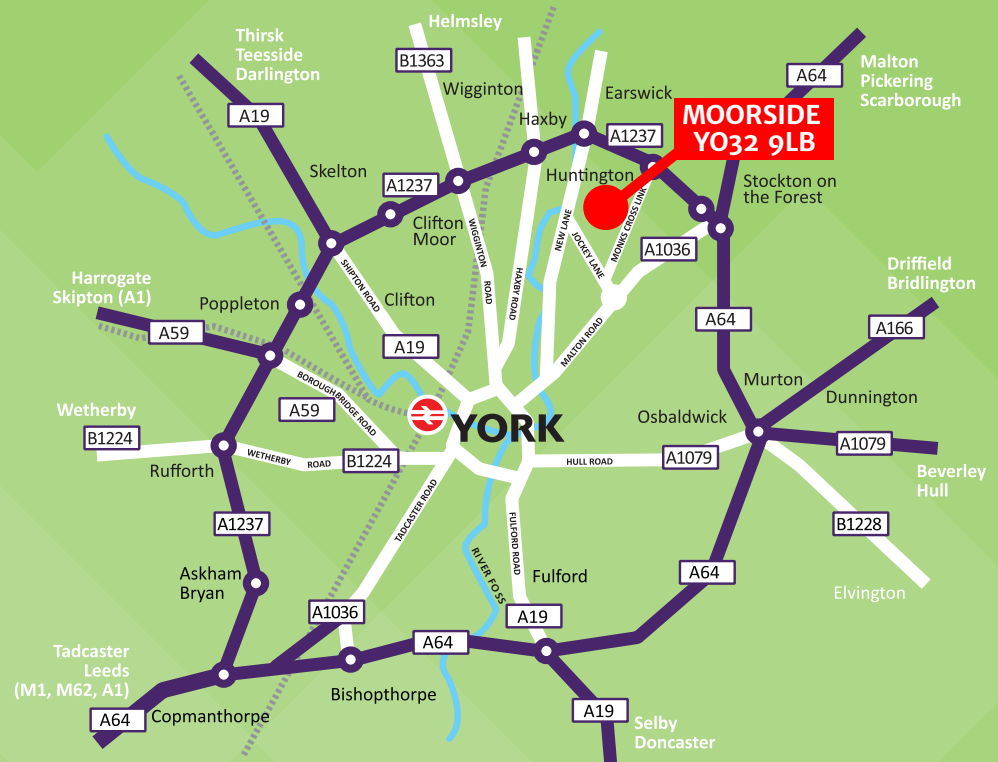
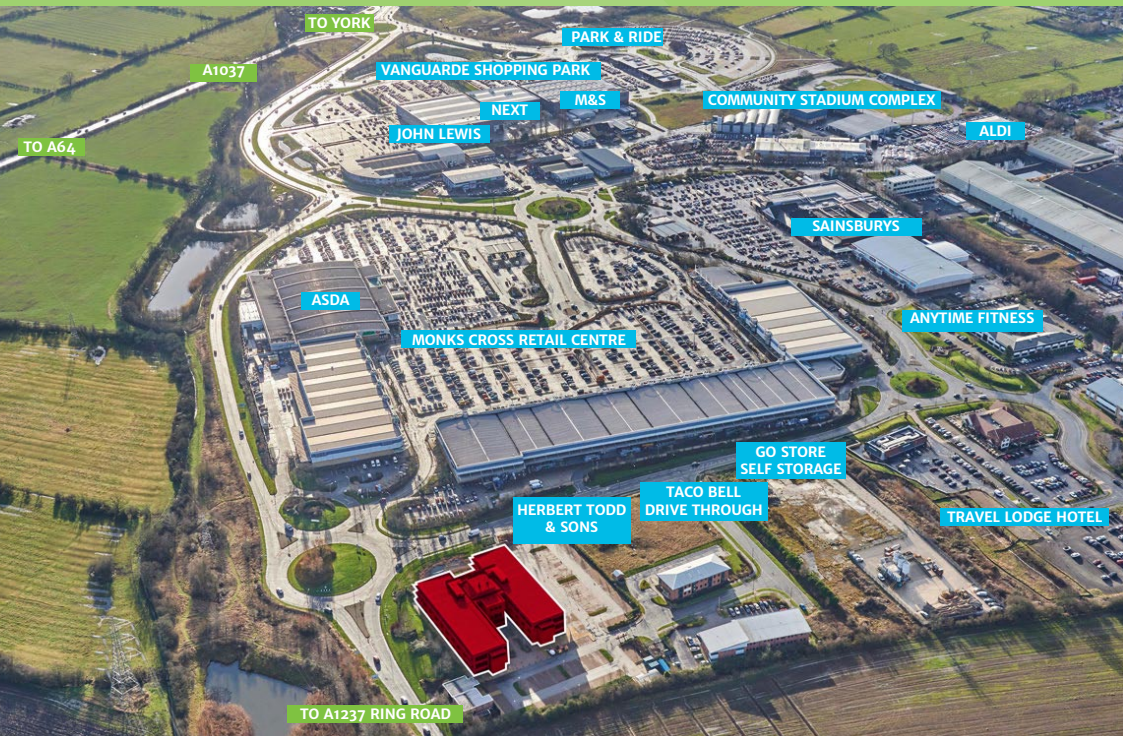
SECOND FLOOR

MOORSIDE

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- ◆ Modern Grade A office building set within an attractive landscaped environment
- ◆ Second Floor split into two wings from 6,019 sq ft – 17,056 sq ft inclusive of 2 store/comms rooms
- ◆ Situated on the thriving and highly successful business, retail and leisure development, Monks Cross
- ◆ Located approximately 3 miles from York City Centre with direct access onto the outer ring road (A1237)
- ◆ 50 on-site car parking spaces





LOCATION

Moorside is located on Monks Cross Drive, which forms part of the very successful Monks Cross business, leisure and retail development on the north-east side of York and supported by excellent transport and communication links to the whole of the UK.

By road, the motorway routes of the A1, M1 and M62 linking the city to the north, south, east and west are all within 20 minutes' drive via the A64 dual carriageway. York City Centre and Train Station is approximately 3 miles away and easily accessed via the Monks Cross Park & Ride or a short car journey.

FURTHER INFORMATION AVAILABLE UPON REQUEST

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