



Bowcliffe

TO LET

High Quality First Floor Office
3,645 sq ft (338.62 sq m)



Unit 5, Alpha Court
Monks Cross Drive
York
YO32 9WN

LOCATION

Unit 5 Alpha Court is located on part of the development known as Monks Cross North, which is located just off Monks Cross Drive and located on the North East side of the A1237 York Outer Ring Road providing access to the A64M and the national motorway network thereafter.

York City Centre is approximately 2 miles North East of the Monks Cross and benefits from excellent amenities being located close to Monks Cross retail park and also Vanguard retail park which boast occupiers such as M&S, Next, Primark as well as Sainsburys, Asda and a Travelodge. Partnership House also benefits from being located near to Monks Park & Ride facility.

Monks Cross is one of York's premier business parks. Other occupiers on the park include Aviva, Portakabin, Shepherd Group of Companies, Barratts, Azets (Garbutt & Elliot), DVSA, York Housing Association and Rollits Solicitors.

DESCRIPTION

Unit 5 Alpha Court offers a modern office accommodation at first floor level benefitting from the following specification: -

- Full raised access floors
- Suspended ceilings with integral lighting
- Predominantly open plan floor with individual meeting/board rooms.
- Fully carpeted
- Kitchen
- Male/Female/Disabled WC's
- Gas fired central heating system
- Comfort cooling
- Lift access
- Parking spaces

ACCOMMODATION

The accommodation provides the following approximate area: -

First floor - 3,645 sq ft (338.62 sqm)

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £58,320 per annum exclusive (£16.00 per sq ft).

SERVICE CHARGE

A service charge will be in place for the maintenance and upkeep of the common parts of the business park.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

The accommodation is listed on the Valuation Office Agency as having a Rateable Value of £47,000 per annum exclusive.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

EPC

The office has an EPC rating of **D-86**.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the joint letting agents, Bowcliffe and Stapleton Waterhouse:

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: mt@bowcliffellp.com

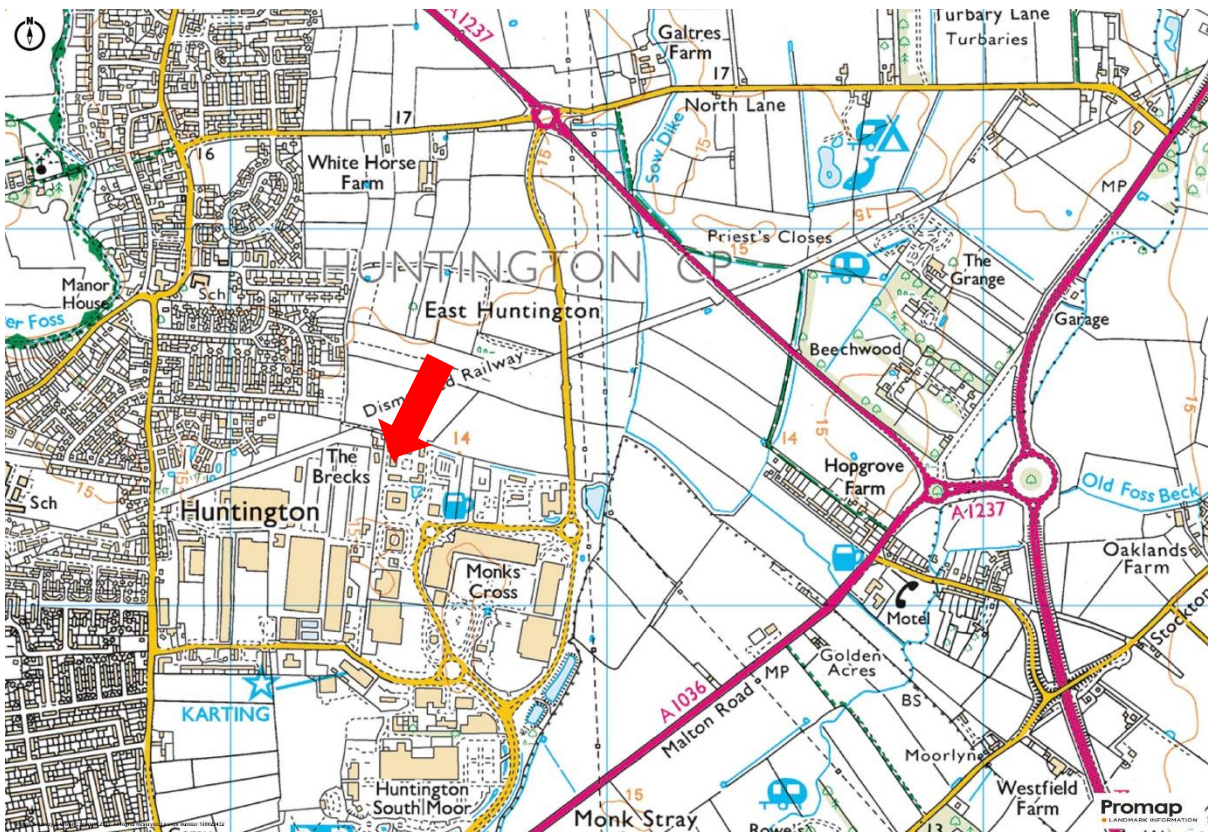
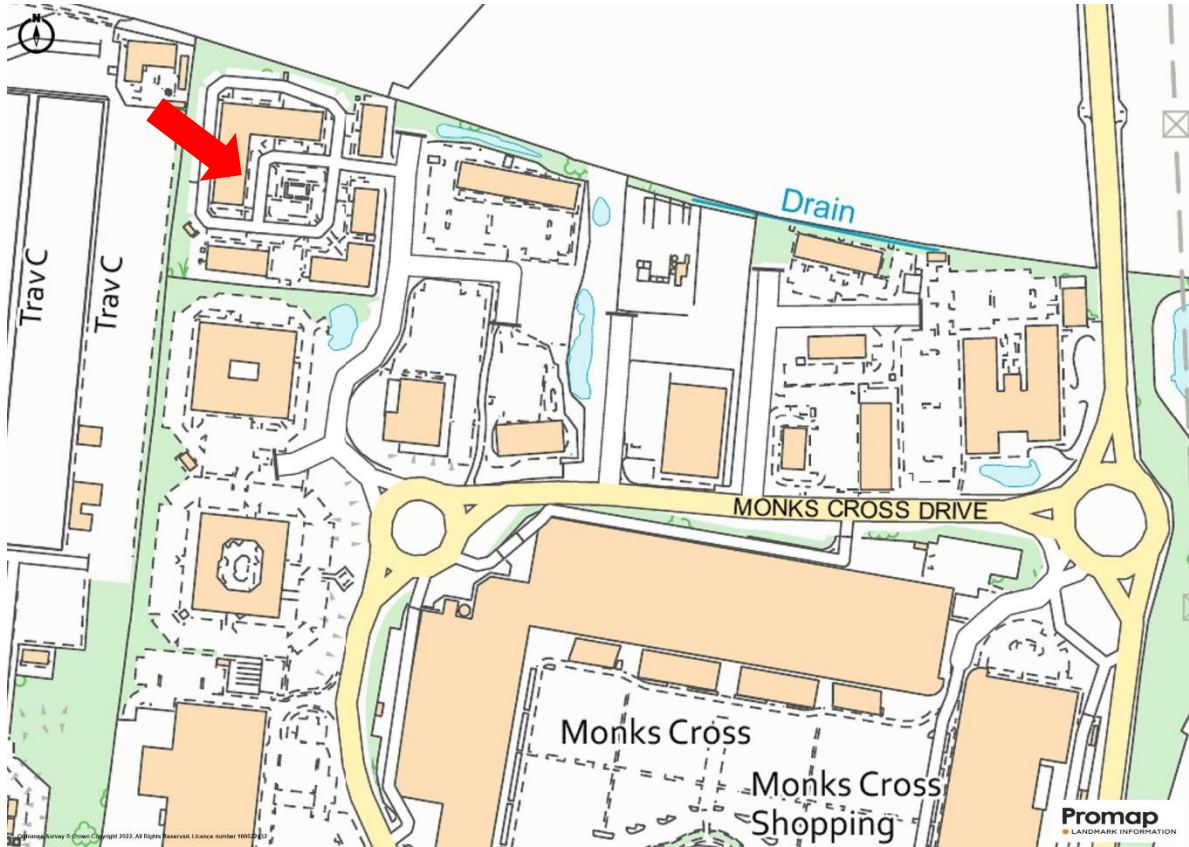
Stapleton Waterhouse

Contact: David Waterhouse

Tel: 01904 622226

Email: david@stapletonwaterhouse.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.