



Bowcliffe

TO LET

Characterful Office Building
4,983 sq ft (462.93 sq m)



Cumberland House
Cumberland Street
York
YO1 9SR

LOCATION

Cumberland House is situated just off Cumberland Street just off Clifford Street in York City centre and fronts on to Kings Staith and the River Ouse. The property is close to the main retail core and close to Clifford's Tower.

The main bus routes around the city and services to the outer conurbations and all of the main arterial Park & Rides are all in close proximity as well as the regional networks.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

The property benefits from access to the A1036 connecting to the outer ring road and national road network thereafter.

The surrounding area consists of a mixture of hotels, restaurants, retail, offices, tourist attractions and car parks. Other occupiers nearby consist of My Knowledge Map, Secerna LLP, Crombie Wilkinson Solicitors and Carve Architecture.

DESCRIPTION

Cumberland House is a Grade I listed building and provides characterful office accommodation at upper ground, first and second floors. The offices include large central staircase and original features such as fire surrounds and timber panelled rooms. The property benefits from carpeted and tiled floors, gas central heating system, WC's and parking spaces at ground floor level.

ACCOMMODATION

The office provides approximately 4,983 sq ft (462.93 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. For further information please contact the letting agents.

SERVICE CHARGE

A service charge may be put in place for the maintenance and upkeep of any common parts.

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 whole building has a current Rateable Value of £50,000 pa. For further information please contact the Business Rates Department at York City Council – 01904 551 140

EPC

An EPC will be available upon request.

FURTHER INFORMATION

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

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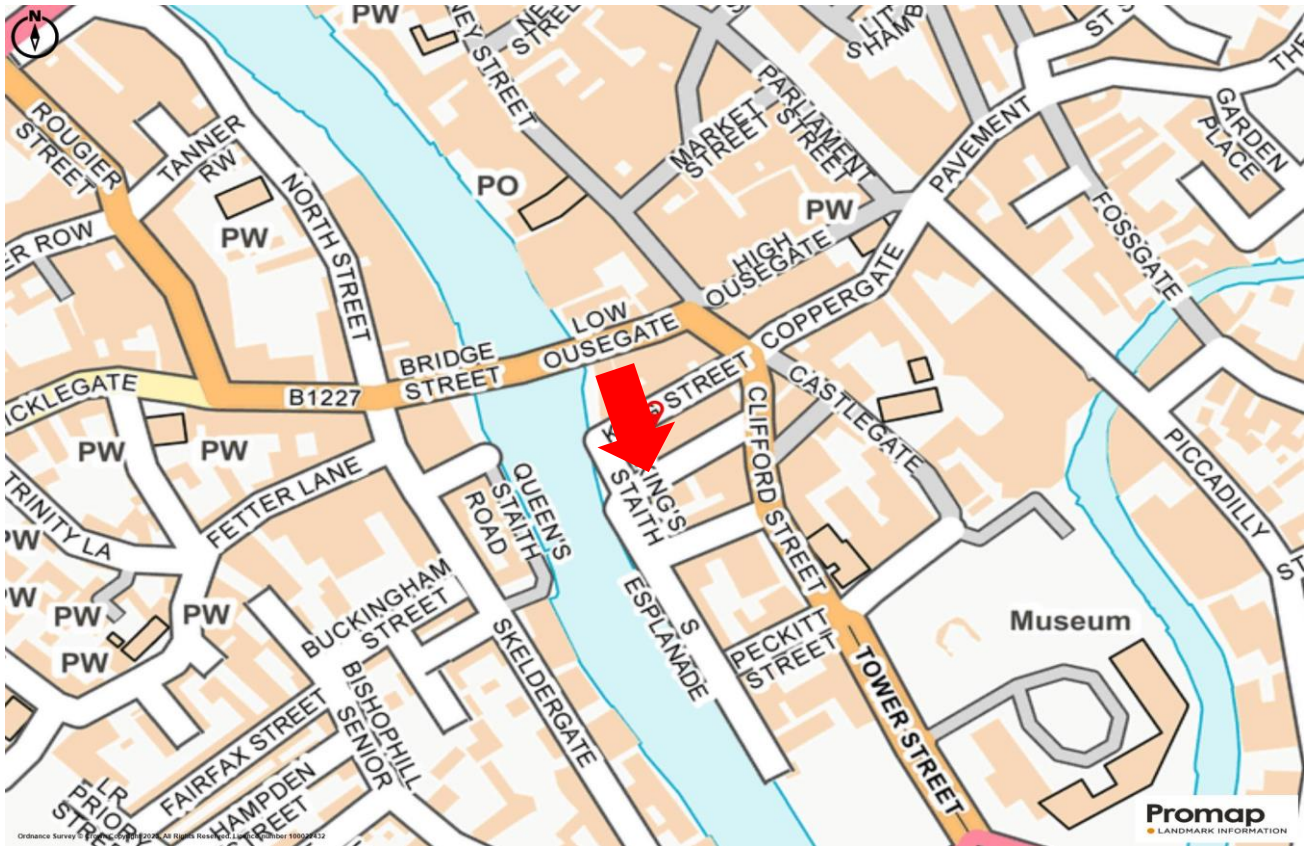
Contact: Matthew Tootell

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Email: mt@bowcliffellp.com

Subject to Contract

February 2023



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY
MISDESCRIPTION ACT 1991

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