



Bowcliffe

TO LET

High Quality Office Accommodation

21,754 sq ft (2,201 sq m)

28 car parking spaces



East Coast House
25 Skeldergate
York
YO1 6DH

LOCATION

East Coast House is situated on Skeldergate in the heart of York City centre within a short walk from the main retail core and York Railway Station. The main bus routes around the city, services to the outer conurbations and all of the main arterial Park & Rides are all in close proximity as well as the national networks to Leeds, Harrogate, Malton, Bridlington and Selby.

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

Near-by occupiers include Aviva, Adecco, Reeds Rains Estate Agents, Incremental Solutions, Queens Hotel, Travelodge, Sainsbury's Local and Tank & Paddle bar.

DESCRIPTION

East Coast House provides a prominent high quality office accommodation at ground, first, second and third floors.

The office benefits from the following: -

- Predominantly open plan accommodation
- Full raised access floor
- Comfort Cooling
- Suspended ceilings with integral lighting
- Lift
- Fully carpeted
- Male/Female/Disabled WC's
- Shower facility
- Kitchens
- 28 secure parking spaces
- Secure entry system

ACCOMMODATION

The premises provide approximately 21,754 sq ft (2,201 sqm) over four floors: -

Ground	6,279 sq ft
First	7,908 sq ft
Second	6,048 sq ft
Third	2,329 sq ft

TOTAL 21,754 sq ft

Consideration will be given to splitting the office.

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 an asking rent of £20 per sq ft per annum exclusive.

SERVICE CHARGE

A service charge may be put in place for the maintenance and upkeep of the common parts if the building is sub-divided.

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 office is listed on the Valuation Office website with a Rateable Value of £312,500 per annum.

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

EPC

An EPC is available upon request.

FURTHER INFORMATION

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

Bowcliffe

Contact: Matthew Tootell

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Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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