



Bowcliffe

TO LET
Refurbished Characterful Office
3,354 sq ft (311.58 sq m)



First & Second Floors
37A Micklegate
York
YO1 6JH

LOCATION

The property is situated on Micklegate 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 and 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.

Surrounding occupiers include North Yorkshire Police, HGF Accountants, Colas Rail, AGH Engineering, Reeds Raines, Ison Harrison solicitors, Park Inn Hotel, Travelodge and Sainsbury's Local.

DESCRIPTION

37A Micklegate provides characterful, high quality refurbished Grade II* Listed offices with fantastic original features. The office accommodation is provided over first and second floors.

The office suites benefit from the following

- Office accommodation provided in a number of large cellular rooms
- Partial perimeter trunking
- Electric wall mounted heating system
- Mixture of suspended and ceiling mounted LED lighting
- Fully carpeted
- Refurbished WCs on both floors
- Kitchens on each floor
- Secure parking spaces are available subject to separate agreement and availability

ACCOMMODATION

37A Micklegate provides the following accommodation :-

First floor	2,387 sq ft	(221.76 sqm)
Second floor	967 sq ft	(89.84 sq m)
TOTAL	3,354 sq ft	(311.58 sqm)

TERMS

The accommodation 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 £44,500 per annum exclusive.

SERVICE CHARGE

A service charge is in place for the maintenance and upkeep of the common parts including utilities (water, heating, lighting and power) and landlord's building insurance.

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 has a Rateable Value of £34,500 pa exclusive.

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 agent, Bowcliffe :

Bowcliffe

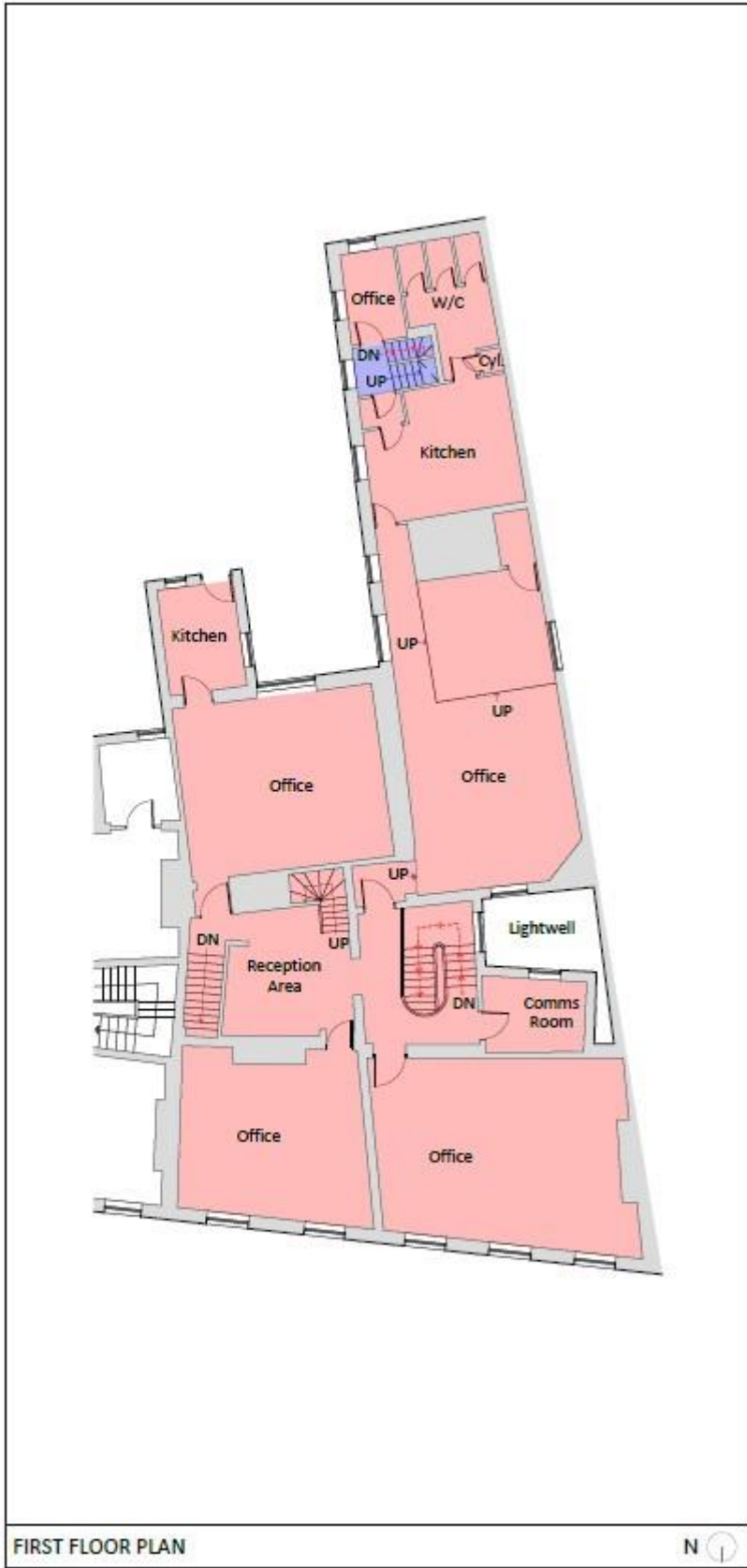
Contact: Matthew Tootell

Tel: 0113 245 2452 / 07525 237 325

Email: mt@bowcliffellp.com

Subject to Contract





Do not scale from this drawing
 Drawing to be read in conjunction with the specification document
 Contractor to check all dimensions on site and notify Vincent and Brown of any discrepancies prior to commencement of the works

KEY

- Demised premise
- Landlord Retained
- Escape Routes

02/05/23

revision	date	description	drawn	checked

Vincent & Brown

Studio 12, Millthorpe Business Park
 100 Park Lane, Millthorpe, York, YO23 2BD
 T: 01904 700961 or staff@vincentandbrown.com

project
**37 Micklegate
 York**

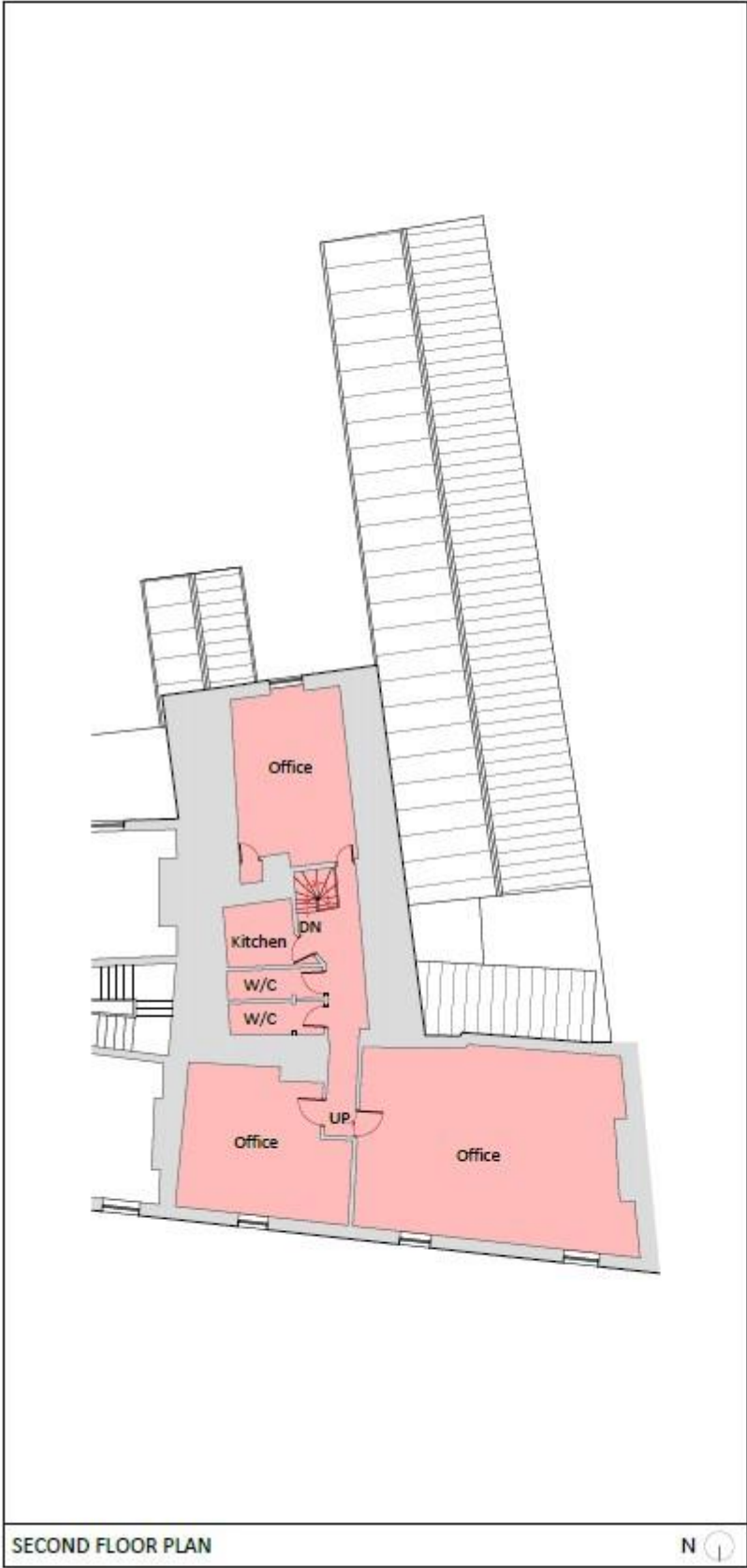
drawing
First Floor Plan

date: **24/05/23** status: **As built**

scale: **1:200 @ A4**

10

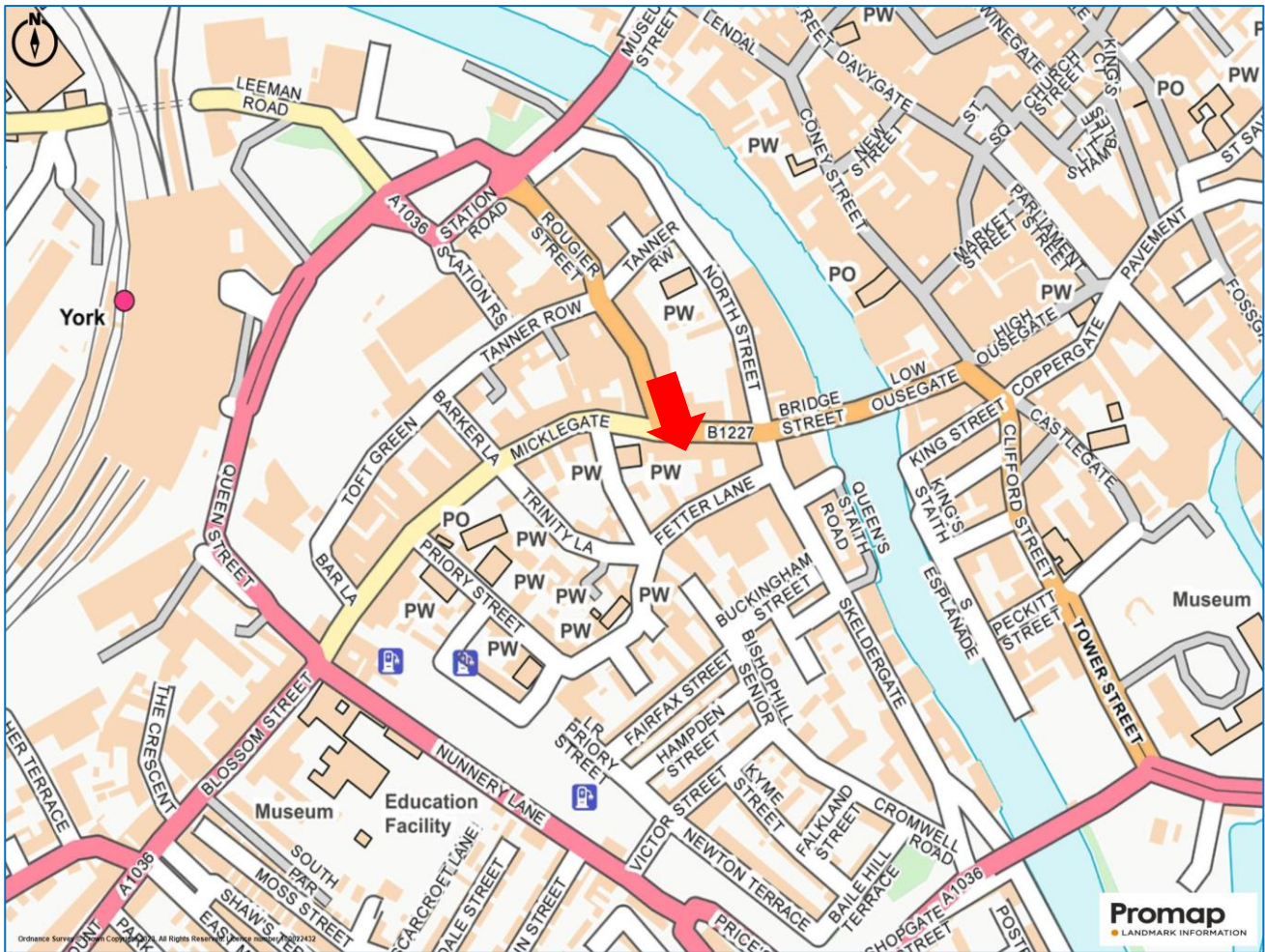
job number	original	rev	level	type	date	drawing number	revision
22053	VB	ZZ	01	DR	A	1101	-



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	Demised premise
	Landlord Retained
	Escape Routes
KEY	

revision	date	description	drawn	checked			
Vincent & Brown							
Suite 12, Millcliffe Business Park 130 Park Lane, Wharfedale, York, YO23 1RD T: 01904 700611 e: sales@vincentandbrown.com							
project 37 Micklegate York							
drawing Second Floor Plan							
date		status					
24/05/23		As built					
scale							
1:200 @ A4							
							
job number	originator	area	level	type	site	drawing number	revision
22063	VB	ZZ	02	DR	A	1.102	-



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.