



# Bowcliffe

TO LET  
Good Quality Offices  
1,739 sq ft (161.55 sq m)



First & Second Floors  
31 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

31 Micklegate provides characterful, good quality 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 space provided in a number of large cellular rooms
- Original features
- Gas fired heating system
- Suspended LED lighting
- Fully carpeted
- WCs on ground and second floor
- Kitchen
- Secure parking spaces are available subject to separate agreement and availability

## ACCOMMODATION

31 Micklegate provides the following accommodation :-

First floor	843 sq ft (78.34 sqm)
Second floor	896 sq ft (83.21 sq m)
<b>TOTAL</b>	<b>1,739 sq ft (161.55 sqm)</b>

## 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 £22,650 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 first and second floors has a combined Rateable Value of £25,550 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

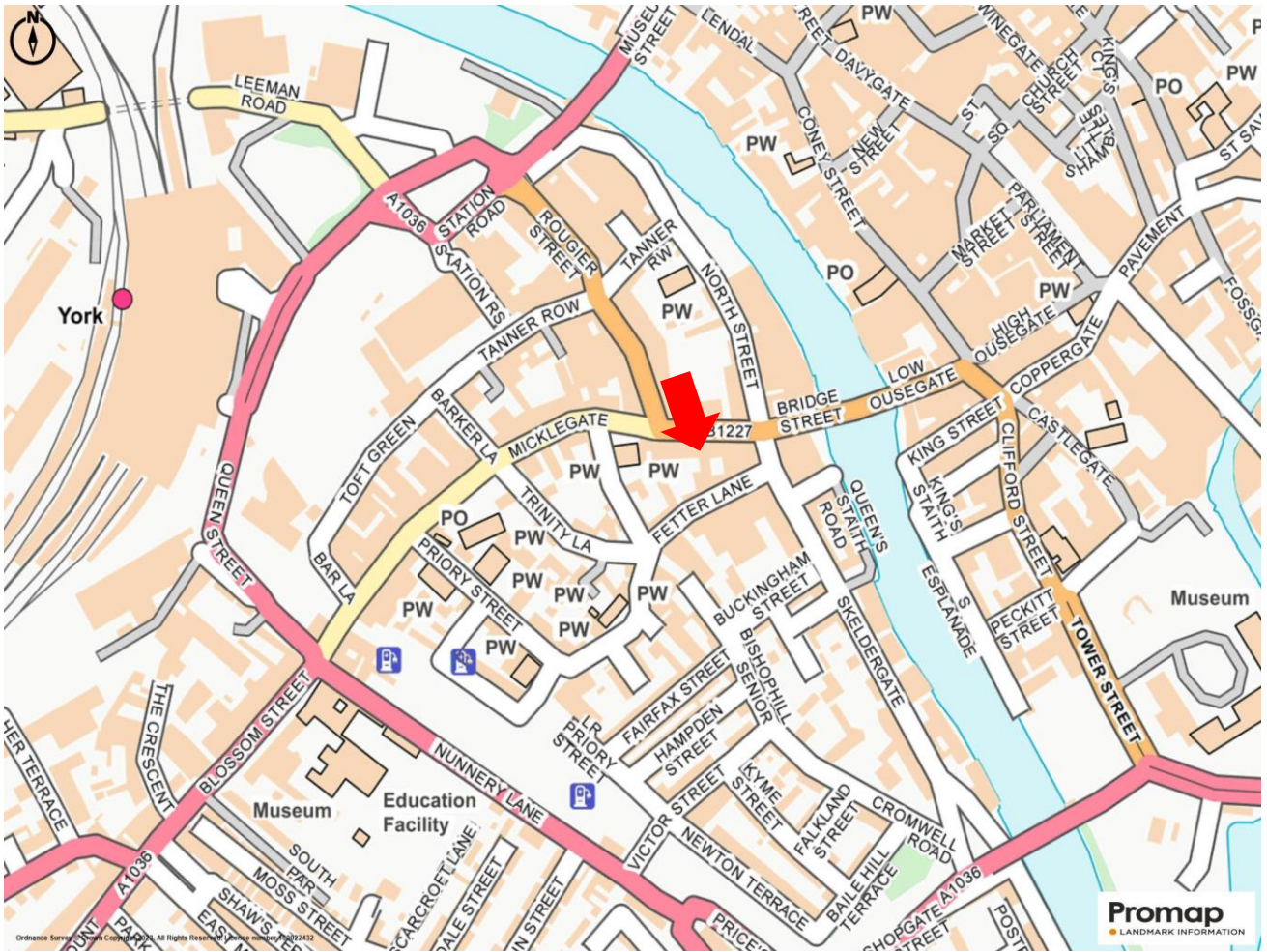
Tel: 0113 245 2452 / 07525 237 325

Email: [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

Subject to Contract







THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowliffe 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 Bowliffe 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.