



Bowcliffe

FOR SALE

Good Quality Office Investment
6,147 sq ft (571.07 sq m)



Coxwold House
Easingwold Business Park
Stillington Road
York
YO61 3FB

LOCATION

Coxwold House is located on Easingwold Business Park just off Stillington Road in the popular village of Easingwold. Occupiers on the park include North Yorkshire Building Control, BIGGA, UK Case Management, Local IT Solutions & Agecko UK Ltd.

Easingwold Business Park fronts on to Stillington Road with the A19 being approximately 1.5 miles from the business park providing access to York and Thirsk. York city centre is approximately 13 miles South of Easingwold with Thirsk being approximately 11 miles North. The A1237 York Outer Ring is approximately 10 miles to the South and this connects with the A64 the national motorway network thereafter.

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

DESCRIPTION

Coxwold House offers a modern office building over 2 floors providing a range of sizes of suites. The offices benefit from the following specification :-

- Raised access floors.
- Suspended ceilings with integral lighting.
- Predominantly open plan floor
- Fully carpeted
- Kitchen
- Male/Female/Disabled WC's
- Lift access
- Gas fired central heating system
- 21 parking spaces including an EV charging point

ACCOMMODATION

The office provides approximately 6,147 sq ft (571.07 sq m) over ground and first floor.

TERMS / PRICE

The property is fully let and is producing a net rental income of £91,900 per annum exclusive.

We are seeking offers in excess of £800,000 + VAT which reflects a Net Initial Yield of 10.89% after purchaser costs.

SERVICE CHARGE

A service charge is in place for the maintenance and upkeep of the 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 and price.

BUSINESS RATES

For further information please contact the Business Rates Department at Hambleton District Council - 01609 779977

EPC

The office has an EPC rating of C-59. Further information is available upon request.

FURTHER INFORMATION

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

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: mt@bowcliffellp.com

Subject to Contract

Coxwold House	Tenant	Lease Details	Rent pa exclusive	Floor Area Sq ft	Service charge pa
Suite 2	North Yorkshire Building Control	5 year with a 3 year break from 1st October 2022	£25,284	1,600	£2,500
Suite 1	BIGGA	5 year with a 2 year break from 28th October 2022	£36,840	3,247	£4,100
FF Suite 1	Barnabas Care	5 year with a 3 year break from 16th October 2022	*£24,750	975	Inclusive £2,337
FF Suite 2	D&N Burchall	5 year with a 3 year break from 16th October 2022	*£8,250	325	Inclusive £887
TOTAL			£95,124		
TOTAL NET RENT			£91,900	6,147	£9,824

*Rent includes utility bills, service charge and internet provision.



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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