



Bowcliffe

TO LET

High Quality Office Accommodation

5,410 sq ft (502.60 sq m)

3 car parking spaces



3<sup>rd</sup> Floor Queens House  
Micklegate  
York  
YO1 6WG



Bowcliffe

Trinity One, Neptune Street, Leeds, LS9 8AE  
Tel. +44 (0)113 2452452

Reg. No. 08336971  
Regulated by RICS

## LOCATION

Queens House 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 Sainsbury's Local, Adecco, Reeds Rains Estate Agents, Travelodge, Park Inn Hotel, North Yorkshire Police and Piccolino Italian restaurant.

## DESCRIPTION

The 3<sup>rd</sup> floor Queens House provides high quality office accommodation.

The office benefits from the following: -

- Predominantly open plan accommodation with some individual office/meeting rooms
- Mixture of under floor and perimeter trunking systems
- Air conditioning
- Gas fired central heating system
- Mixture of suspended ceilings with integral lighting and exposed M&E
- lift access
- Fully carpeted
- Male/Female/Disabled WC's
- Kitchen
- 3 secure parking spaces

## ACCOMMODATION

The 3<sup>rd</sup> floor office premises provide approximately 5,410 sq ft (502.60 sqm).

## TERMS

The property is available by way of a new effective full repairing and insuring sublease for a term of years to be agreed at a rent of £86,355 per annum exclusive.

## Car Parking

3 secure parking spaces are available at an additional rent of £1,500 per space per annum exclusive.

## SERVICE CHARGE

A service charge will be put 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.

## BUSINESS RATES

The 3<sup>rd</sup> floor accommodation will need to be separately assessed.

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:

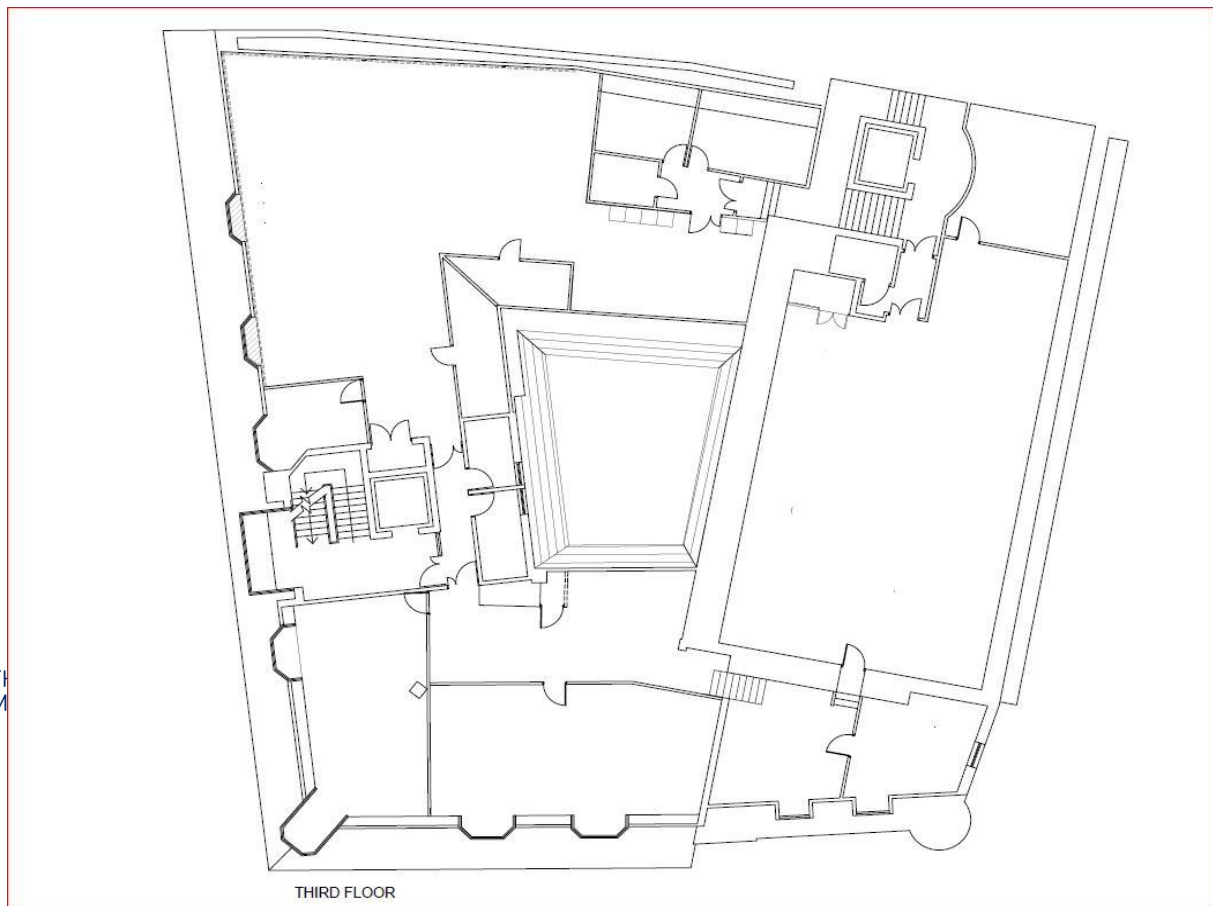
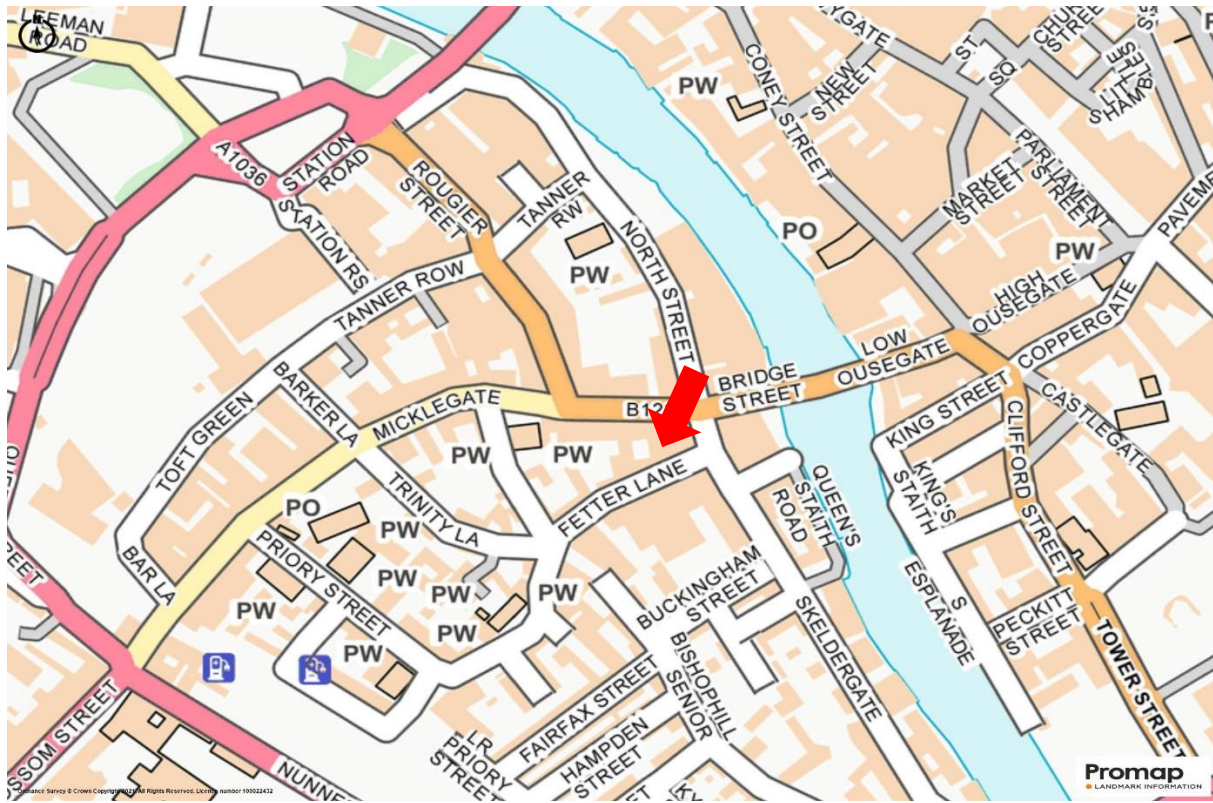
Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

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

Subject to Contract



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.