



Bowcliffe

TO LET

High Quality Office Accommodation

1,935 sq ft (179.77 sq m)

3 car parking spaces



Part 3rd Floor Mill House
North Street
York
YO1 6JD

LOCATION

The property is situated on North Street 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, Colas Rail, AGH Engineering Ltd, Langley's Solicitors, Park Inn Hotel, Travelodge, Sainsbury's Local and Piccolino Italian restaurant.

DESCRIPTION

Mill House provides high specification office accommodation on the part 3rd floor.

The office suites benefit from the following: -

- Predominantly open plan accommodation
- Full raised access floor
- Air conditioning
- Gas fired central heating system
- Suspended ceilings with integral lighting
- lift access
- Fully carpeted
- Male/Female/Disabled WC's
- Kitchenette
- 3 secure parking spaces
- Secure entry system

ACCOMMODATION

The part 3rd floor office suite provides accommodation of 1,935 sq ft (179.77 sq m).

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 £20 per sq ft per annum exclusive.

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.

BUSINESS RATES

The office suite will need to be separately assessed as it previously has been a single assessment for the whole floor.

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

EPC

An EPC is available upon request.

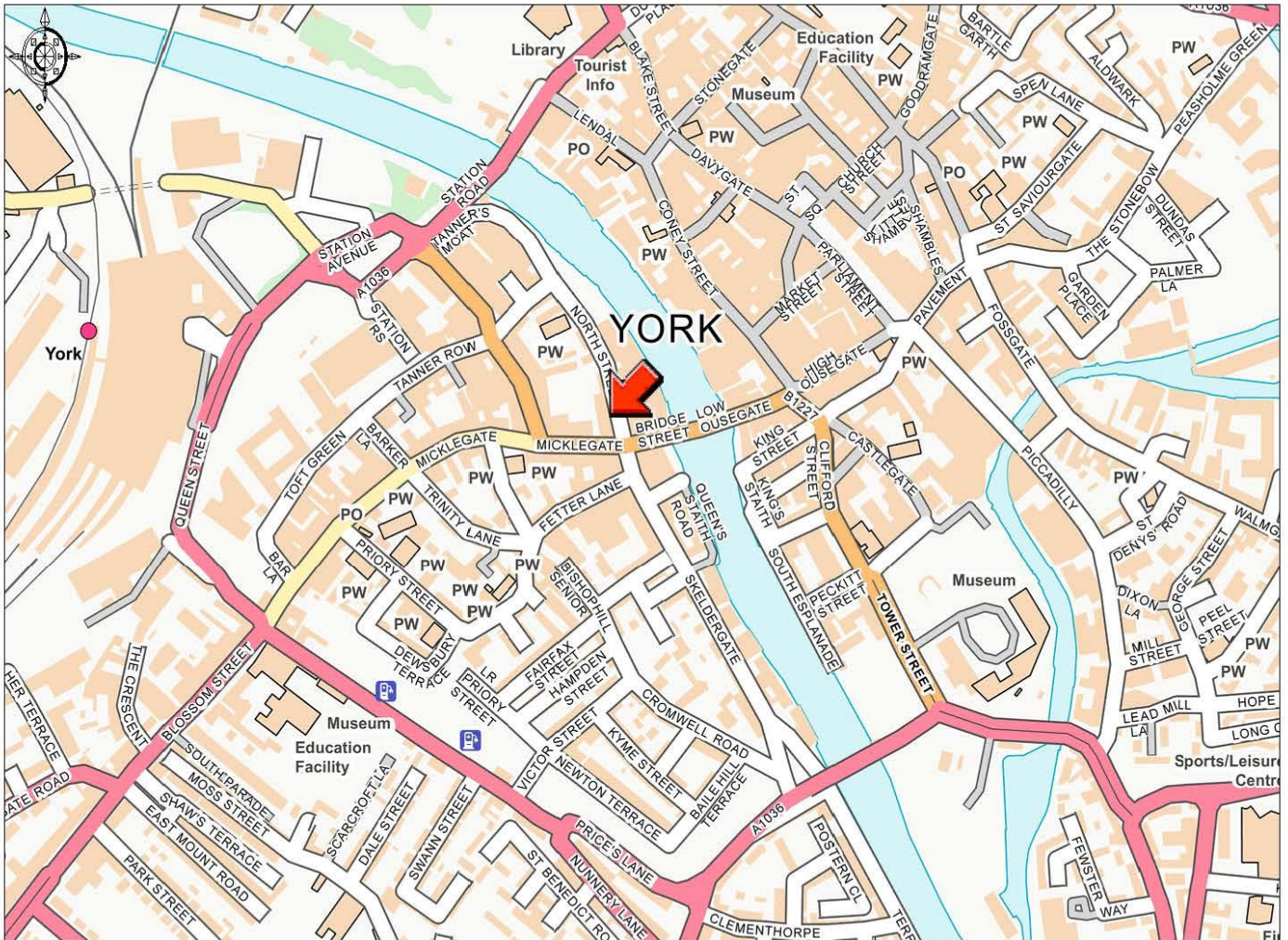
FURTHER INFORMATION

For further information or to make an appointment to view please contact the joint letting agents, Bowcliffe & Lawrence Hannah:

Bowcliffe
Contact: Matthew Tootell
Tel: 0113 245 2452
Email: mt@bowcliffellp.com

Lawrence Hannah
Contact: Miles Lawrence
Tel: 01904 659800
Email: milesl@lh-property.com

Subject to Contract



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THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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