

FOR SUBLEASE OR ASSIGNMENT

GOOD QUALITY OFFICE ACCOMMODATION IN PRIME LOCATION

2,265 – 20,556 SQ FT



QUEENS
HOUSE

MICKLEGATE | YORK | YO1 6WG





LOCATION YORK CITY CENTRE

Queens House is located on Micklegate in the heart of York City centre, 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 ability to travel to London Kings Cross in under 2 hours. Surrounding occupiers include Sainsbury's Local, Adecco, The Star Inn The City, Bill's and Linley and Simpson.

AMENITIES

- 1 BETTYS TEA ROOMS
- 2 THE IVY
- 3 PARTISAN
- 4 THE ARTFUL DODGER
- 5 THE GRAND HOTEL
- 6 SAPORI ITALIAN
- 7 SHAMBLES FOOD COURT
- 8 JORVIK VIKING CENTRE
- 9 MALMAISON HOTEL & SPA
- 10 THE WHIPPET INN



DESCRIPTION

THE OFFICE BENEFITS FROM THE FOLLOWING:



PREDOMINANTLY OPEN PLAN ACCOMMODATION WITH SOME INDIVIDUAL OFFICE/MEETING ROOMS



MIXTURE OF SUSPENDED CEILINGS WITH INTEGRAL LIGHTING AND EXPOSED M&E



MIXTURE OF UNDER FLOOR AND PERIMETER TRUNKING SYSTEMS



AIR CONDITIONING



GAS FIRED CENTRAL HEATING SYSTEM



LIFT ACCESS



FULLY CARPETED



MALE/FEMALE/DISABLED WC'S



27 SECURE PARKING SPACES



ACCOMMODATION

	SQ M	SQ FT
GROUND FLOOR	24.71	266
FIRST FLOOR	704.20	7,580
MEZZANINE	89.55	964
SECOND FLOOR	653.10	7,030
THIRD FLOOR	438.13	4,716
TOTAL	1909.71	20,556

FLOOR PLANS

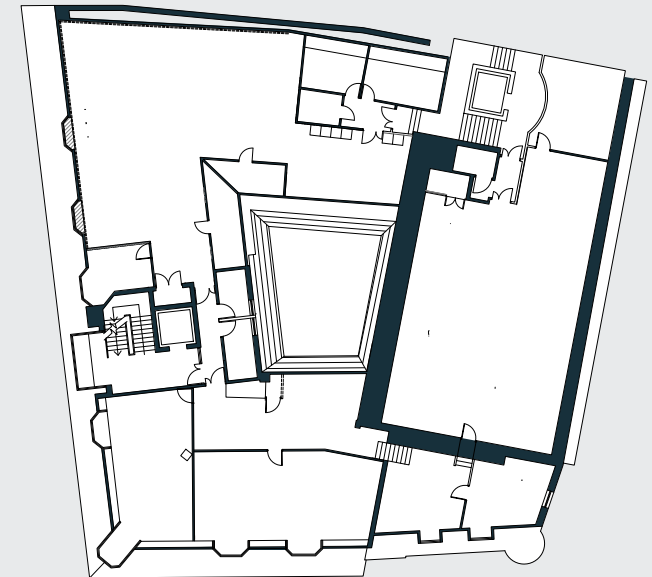
1ST FLOOR



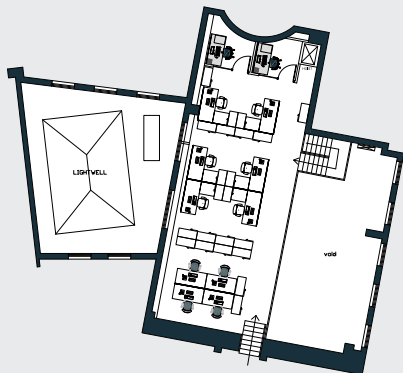
2ND FLOOR




3RD FLOOR



MEZZANINE



 SUITE A: 2,265 SQ FT / 210 SQ M

 SUITE B: 2,286 SQ FT / 212 SQ M

PLAN FOR REFERENCE PURPOSES ONLY, INDICATIVE SPACE PLAN SHOWING POTENTIAL SPLITS ON 2ND FLOOR.

TERMS

The property is available by sublease or assignment and can be let as a whole, floor by floor or in part. Rent on application.

BUSINESS RATES

Interested parties should verify the rates payable with the rating office.

SERVICE CHARGE

A service charge will be levied to cover maintenance of the common areas of the building.

EPC

An EPC rating of C has been achieved.



For additional information or to make an appointment please contact the joint agents.

CBRE

Clair McGowan

clair.mcgowan@cbre.com
07920 532468

Ellie McCollin

ellie.mccollin@cbre.com
07388 714948

SW

Richard Dunn

richard.dunn@sw.co.uk
07801 767859

Jay Dhesi

jay.dhesi@sw.co.uk
07518 290500

Subject to contract disclaimer: CBRE Limited, December 2022

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