



FOR SALE

MODERN OFFICE PREMISES

4 Isis Court, Rosetta Way, Ouse Acres, York, YO26 5NA

Upon the instructions of David Wilson of DF Wilson Associates, as Administrator of Schofield Contracting Limited



Sanderson
Weatherall

Location

The property is located to the north side of Rosetta Way, just off Ouse Acres, in a cul-de-sac of modern offices, which forms Isis Court. Ouse Acres provides direct access to Boroughbridge Road (A59), which leads to Junction 9 of the A1237 1.2 miles north west of the property.

York City Centre is located approx. 3.5 miles south east of the property, which provides easy access to York's outer ring road and in turn leads to the A19, A59, A64 and transport network beyond. The property also benefits from excellent public transport links being within close proximity to a number of bus routes and 1.6 miles south east of Poppleton Train Station.

Local occupiers include Martin Johnson & Co, Smart Cleaning, SEP Rail Services and Reed Electrical to name but a few.

Description

The property comprises a two storey end of terrace office building of steel framed construction. The elevations are a combination of insulated profile sheet metal cladding & double height glazing.

The property benefits from the following specification:

- Open plan offices with integrated meeting rooms
- Suspended ceiling with Cat II lighting - ground floor
- Suspended, pendant LED Lighting - first floor
- Combination of inset floor boxes & perimeter trunking
- Gas fired central heating system & fan circulation
- Reception area
- Aluminium framed and double glazed windows
- Intercom system
- Platform lift access to first floor
- WC's
- 4 dedicated car parking spaces



Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
Ground Floor	49.4	531
First Floor	66.0	710
Total	115.4	1,241

Energy Performance Certificate (EPC)

The property has been assessed and has achieved a D (94) rating. A full copy of the EPC is available on request.

Rateable Value

The property has been assessed in the 2023 rating list as follows:

Address	Description	Rateable Value
4, Isis Court, Rosetta Way, York, YO26 5NA	Offices and Premises	£13,000

Occupiers may be able to claim small business rate relief. Interested parties are advised to contact City of York Council for further information.

Use

The property is currently being used as office accommodation under the planning use Class E.

Tenure & Terms

The property is held on a 250 year lease from and including 31st March 2006. There is an annual ground rent of £250 which increases by 10% on 31st March 2031 and every 25th anniversary thereafter.

Offers are invited, subject to contract, in the region of £250,000 for the Long Leasehold interest.



Estate Management

Isis Estate Management Co Ltd have outlined a suggested requirement of £950 for 2024 to cover all management charges including Bayside (rent & insurance), end of year accounts and landscaping etc.

Costs

Each party will be responsible for their own professional and legal costs as part of the transaction.

VAT

All figures quoted are deemed to be exclusive of VAT.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Photographs



Previous Tenant fit-out - first floor



Previous Tenant fit-out - ground floor



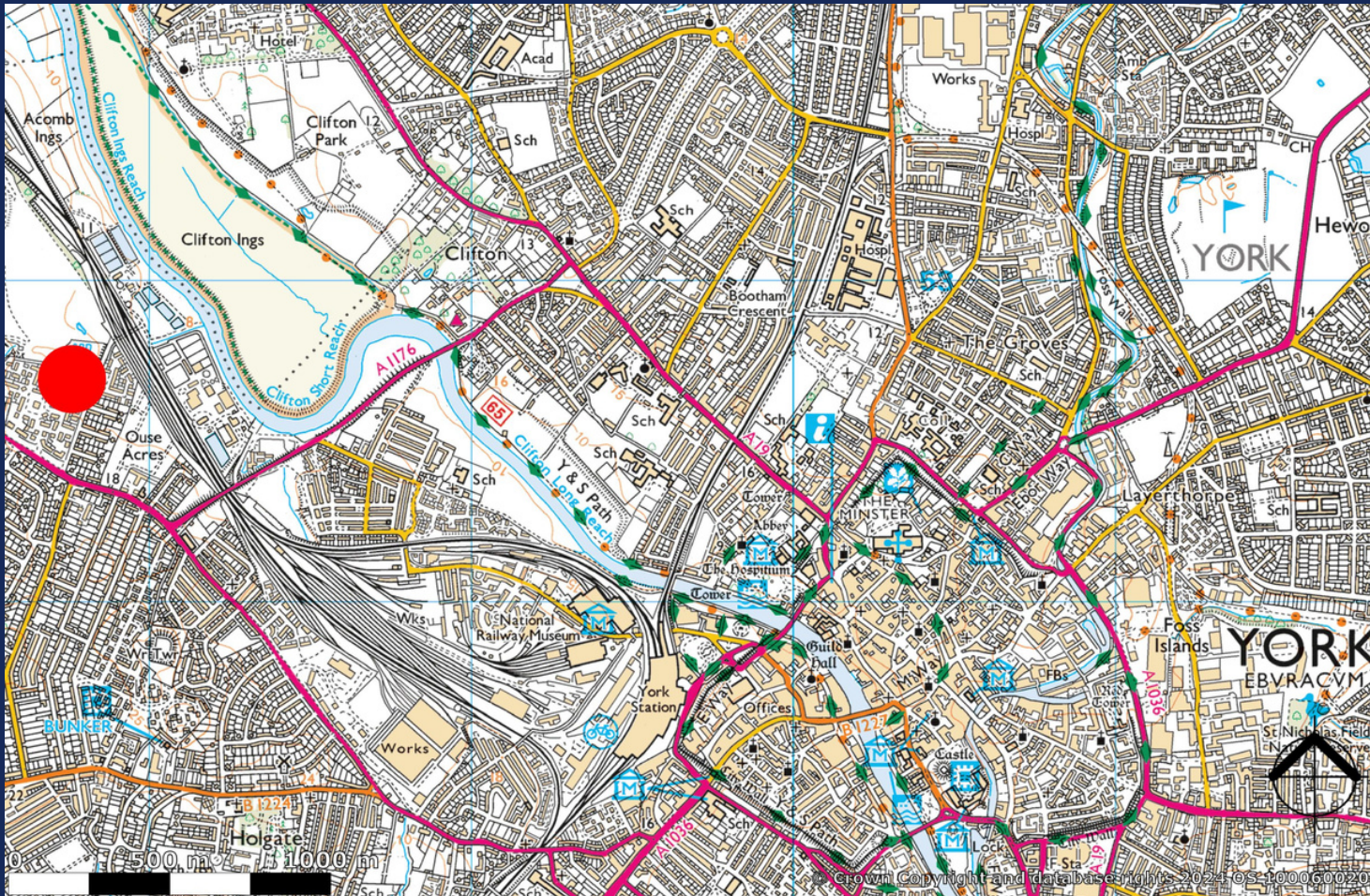
Reception area



Front elevation



Side/Rear elevation



Viewings

For further information or to arrange a viewing please contact the Sole Selling Agents:

Richard Dunn
07801 767 859
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