

UNIT 1 DEVONSHIRE COURT, YORK, YO30 5PQ

OFFICE TO LET

STAPLETON WATERHOUSE



Location

The premises are located on Green Lane, less than 3 miles to the North of York City Centre.

Devonshire Court is close to the northern ring road providing good road connections to the A64, A19 and A59. Green Lane itself lies south of the established commercial location of Clifton Moor Business Park.

Nearby occupiers include Gray Community Care, DCS & D, Bright Care Beginnings Child Care and , Agency and Harrison Signs.

Description

Internally there is thermatically controlled electric heating, WC's and kitchen facilities. Externally, there are 6 dedicated parking spaces available.

The property provides a three storey office building of traditional brickwork construction under a pitched clay pantile roof. Internally the property provides open office accommodation with carpeted floors, premier trunking plaser and painted walls and ceilings, with surface mounted lighting along with kitchen and WC facilities.

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Floor Plan

Accommodation

The unit provides the following approximate net internal floor areas:

<i>Ground Floor</i>	<i>520 sq ft</i>
<i>First Floor</i>	<i>465 sq ft</i>
<i>Second Floor</i>	<i>355 sq ft</i>

Total **1,340 sq ft**

Rent

£16, 00 per annum.

Planning

The property is not listed, nor is it in a conservation area.

The current use is an office, designated as Class E, under the new Use Classes Order (2020).

Services

Mains electricity, water and drainage are connected to the property.

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EPC

76-100

D

83 D

Lease Terms

The property is offered by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All costs exclusive of VAT.

Rates

We understand that the property is assessed for rating purposes as follows:

Rateable Value: £15,750

Rates Payable: £7,717.50

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

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RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

Alastair Gill
alastair@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU
01904 622226

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