

**FIRST FLOOR UNIT 5, ALPHA COURT, MONKS CROSS DRIVE,  
YORK, YO32 9WN**

**OFFICE TO LET**

# STAPLETON WATERHOUSE

## Location

Unit 5 Alpha Court is located on part of the development known as Monks Cross North, which is located just off Monks Cross Drive and located on the North East side of the A1237 York Outer Ring Road providing access to the A64M and the national motorway network thereafter.

York City Centre is approximately 2 miles North East of the Monks Cross and benefits from excellent amenities being located close to Monks Cross retail park and also Vanguard retail park which boast occupiers such as M&S, Next, Primark as well as Sainsburys, Asda and a Travelodge. Partnership House also benefits from being located near to Monks Park & Ride facility.

Monks Cross is one of York's premier business parks. Other occupiers on the park include Aviva, Portakabin, Shepherd Group of Companies, Barratts, Azets (Garbutt & Elliot), DVSA, York Housing Association and Rollits Solicitors.

## Description

Unit 5 Alpha Court offers a modern office accommodation at first floor level benefitting from an open floor plan with individual meeting / board rooms, fully carpeted, kitchen, male/female/disabled WC's. lift access and 10 parking spaces.



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Accommodation

The accommodation provides the following approximate area:

First Floor 3,645 sq ft

Services

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

Planning

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

EPC

76-100

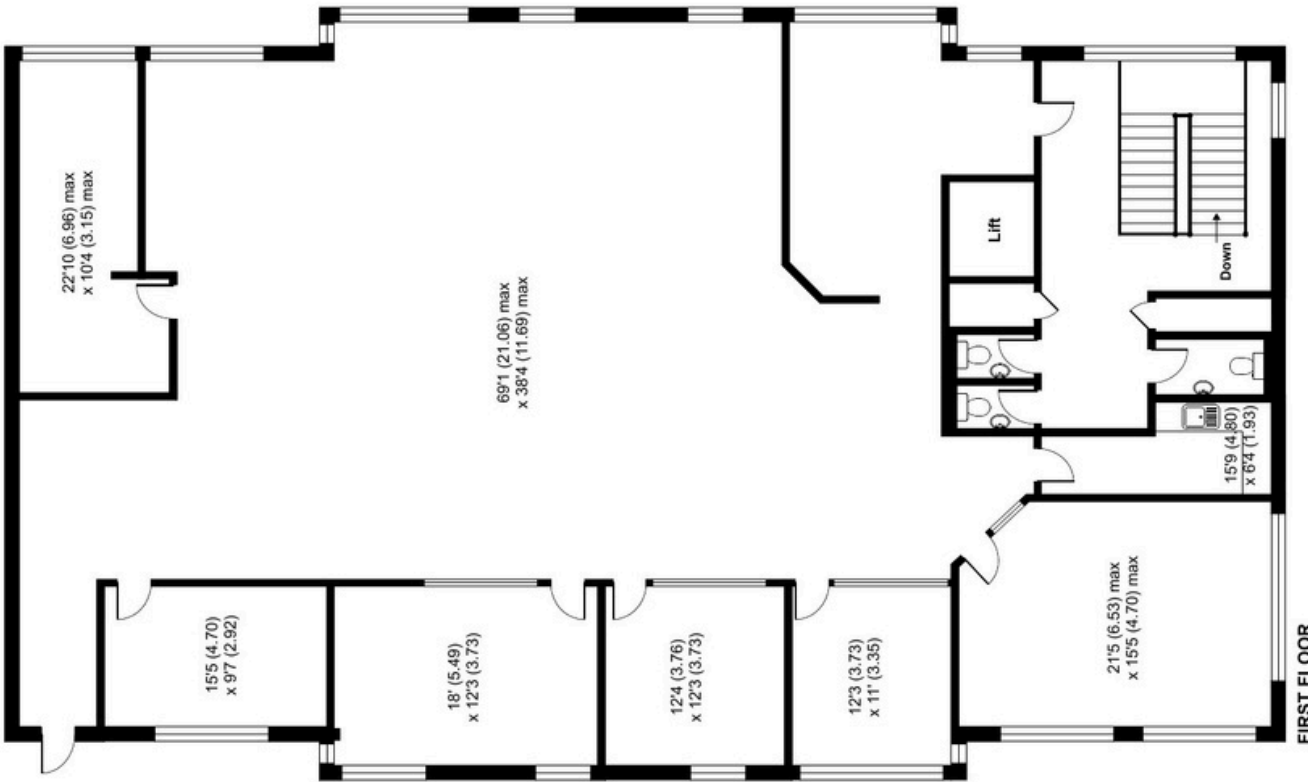
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Service Charge

There will be a service charge to cover communal areas which relate to the interior and exterior of the premises. This is in the process of being calculated and will be available shortly.

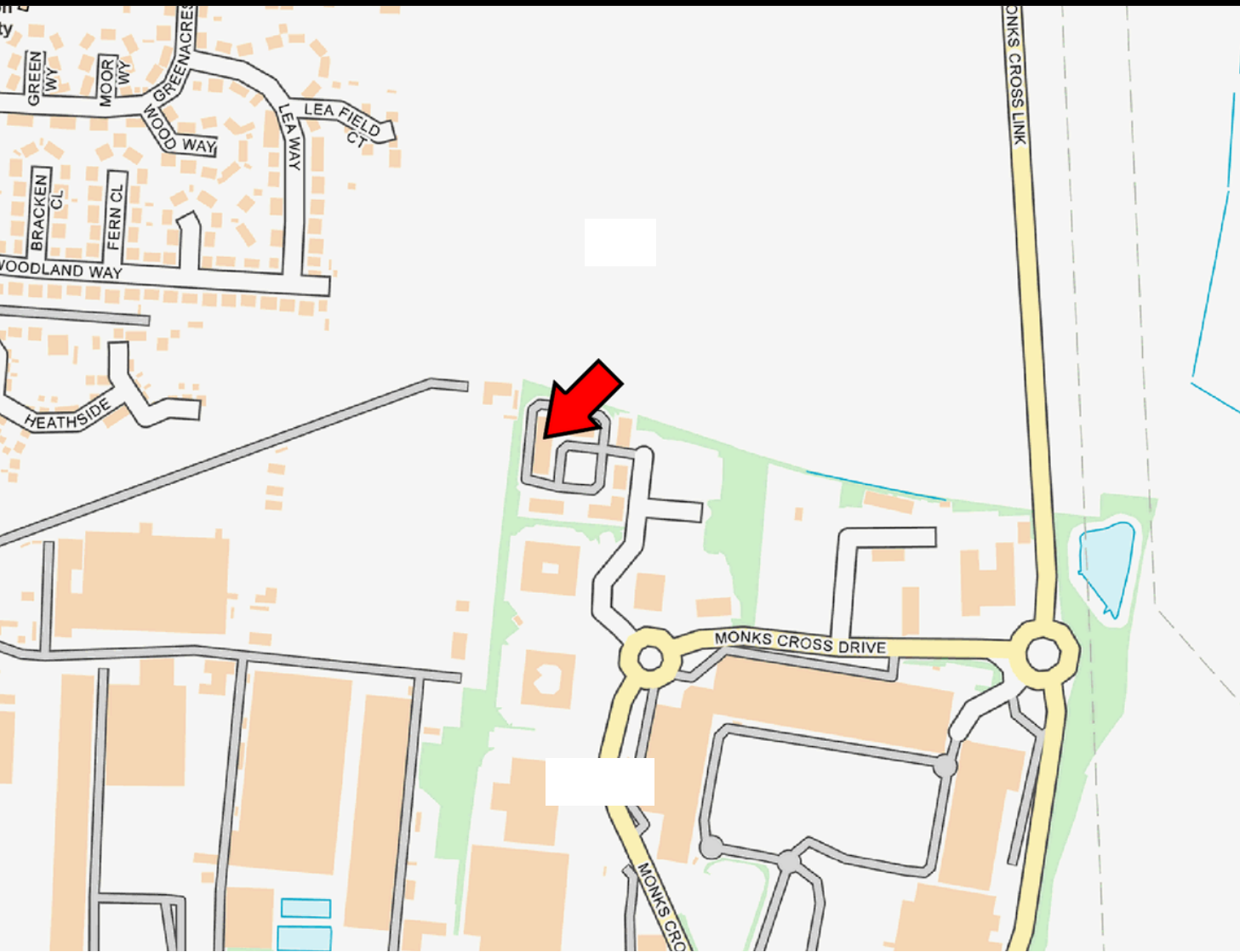
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Stapleton Waterhouse Ltd. REF: 815607



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## Lease Terms

The property is offered on full repairing and insuring terms.

## Rent

£58,320 per annum

## Rates

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

*Rateable Value: £35,250*

*Rates Payable: £17,272.50*

## VAT

All costs exclusive of VAT.

## Legal Costs

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

## Further Information

Alastair Gill [alastair@stapletonwaterhouse.com](mailto:alastair@stapletonwaterhouse.com)

Joint Agent

Matthew Tootell [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

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