



## Suite 2B, 18 Back Swinegate, York £18,900 Per Annum

- A modern open plan office suite of circa 1,400 sq.ft.
- The suite benefits from a private kitchenette, air-conditioning, lift access and intercom system.
- Situated with a modern purpose built office block with impressive entrance hall/foyer and shared shower facilities.
- Located centrally and within walking distance of York train station and city centre car parks.



## DESCRIPTION

The property forms an open plan office suite located within a modern purpose built office block. The office suite can be found on the second floor, accessed from an impressive reception and entrance lobby off Back Swinegate. The suite is fully accessible with lift access available. The suite benefits from a kitchennette, air-conditioning, shared w/c's and showers, plus an integrated intercom system allowing for convenient access for clients and guests.

## LOCATION

Situated on Back Swinegate, the office suite is well positioned within the city centre and easily accessed from both the train station and core shopping areas, which are both within walking distance.

Back Swinegate is centrally located within the city, popular with a range of national and independent retailers, offices, cafes, bars and eateries, with occupiers such as Browns Department Store, Mulberry, Slug and Lettuce, Las Luanas and The Botanist amongst others.

Car parking is also available across the city with a number of facilities within walking distance.

## SERVICES

The property benefits from mains electricity, water, drainage and superfast broadband.

## LEASE TERMS

The property is available on a 5 year lease at a rent of £18,900 per annum + VAT on effective full repairing and insuring terms.

A service charge is applicable in addition to the rent, this is approximately £9 + VAT per square foot plus utilities. This is subject to annual review and reconciliation. The service charge is a fair proportion of the cost to the Landlord of providing the Services including the repair and maintenance of the building structure and the cleaning, painting and decorating of the exterior of the building.

The incoming Tenant will be responsible for payment of the landlord's building insurance premium in respect of the property. The current insurance premium payable is in the region of £XXX per annum. The amount of the premium is reviewed annually and VAT is payable on the insurance charge.

## RATEABLE VALUE

£16,750

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 83. A full copy of the certificate is available upon request.

## VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents (Commercial & Development) - 01904 625533

## COSTS

The incoming Tenant is to be responsible for a reasonable contribution to the landlord's legal and surveyor's fees estimated in the region of £1,250 plus VAT.

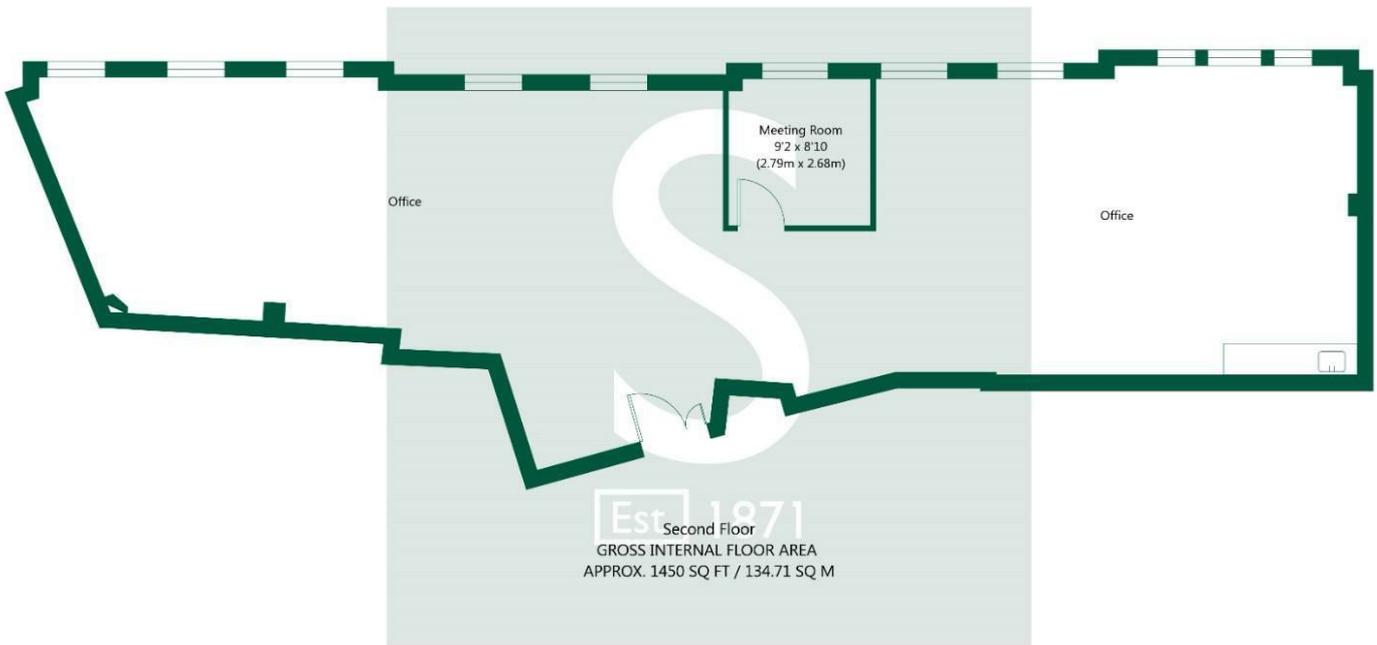
## VALUE ADDED TAX

All figures quoted are exclusive of VAT. We are advised that the property has been elected to tax and therefore VAT will be chargeable on all costs.

## DATE PREPARED

August 2023

Back Swinegate, York, YO1 8ZD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1450 SQ FT / 134.71 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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