



## Suite 2B, Swinegate Court East, York £27,500 Per Annum

- A modern open plan office suite of circa 1,600 sq.ft.
- The office includes a fully fitted kitchen, separate meeting rooms, air-conditioning and intercom system.
- Situated within a modern purpose built office block with lift access and shower facilities.
- Located centrally and within walking distance of York train station and city centre car parks.



## DESCRIPTION

The property forms an open plan, split level office suite located within a modern purpose built office block. The office suite can be found on the second floor, accessed from a reception and entrance lobby off Swinegate. The suite benefits from a fully fitted kitchen, comfort cooling, intercom system allowing for convenient access for clients and guests, in addition to shared w/c's and showers.

## LOCATION

Situated on 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.



Swinegate is centrally located within the city, connecting into Grape Lane/Low Petergate to the north and Church Street to the south. The area is popular with a range national and independent retailers, offices, cafes, bars and eateries, with occupiers such as Browns Department Store, Mulberry, William Hill, Slug and Lettuce and Lucias 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 broadband internet.

## LEASE TERMS

The property is available by way of an assignment of an existing 5 year lease that commenced 01 July 2021. The lease is on effective full repairing and insuring terms at a rent of £27,500 per annum + VAT.



A service charge is applicable in addition to the rent. 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 Tenant is also responsible for a fair proportion of the landlord's building insurance premium in respect of the property.

## RATEABLE VALUE

£17,700

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 53. 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 Landlord's legal and surveyor's fees.

## 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

Amended July 2024



Swinegate Court East, York, YO1 8AJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1670 SQ FT / 155.11 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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