



## Suite 7, Heritage House, Murton Way, Osbaldwick, York £1,400 Per Month

Located within Heritage House - a two storey detached office building fit-out to a good standard.

Conveniently accessed for the A64.

3x exclusive car parking spaces are allocated within the car park to the front of the property.

Net Internal Area: 59.30 sq.m (638 sq.ft).



## DESCRIPTION

The office suite is located in Heritage House, which provides a two storey detached building, fit-out to a good standard and with an impressive communal reception.

The suite provides three separate spaces, having LED lighting, central heating, perimeter trunking and views over the open countryside.

3x exclusive car parking spaces are allocated within the car park to the front of the property.

Net Internal Area: 59.30 sq.m (638 sq.ft).

## LOCATION

The property is located on Murton Way and adjacent to Osbaldwick Industrial Estate. The office is conveniently positioned, being located just 2 miles from York city centre (to the west) and less than 1 mile from the outer ring road (A64).

The A64 provides excellent access to the national motorway network and Leeds (to the west), in addition to Scarborough (to the north-east).

Occupiers within the vicinity include the likes of Keyline, Thrifty, Selco and many more.

## SERVICES

The rent is inclusive of all utilities, save as internet and telephone costs.

## TERMS

The property is available by way of a new lease on a minimum of a 12 month term on a serviced basis, save business rates, telephone and internet costs. The lease is to be excluded from S24-28 of the Landlord and Tenant Act 1954.

A rental bond equivalent to 1 months rent + VAT is payable to the landlord, to be held for the duration of the tenant's occupation.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 51. A full copy of the certificate is available upon request.

## LEGAL COSTS

The ingoing tenant is to be responsible for a contribution of £200 + VAT for the setting up of the lease documentation.

## VIEWINGS

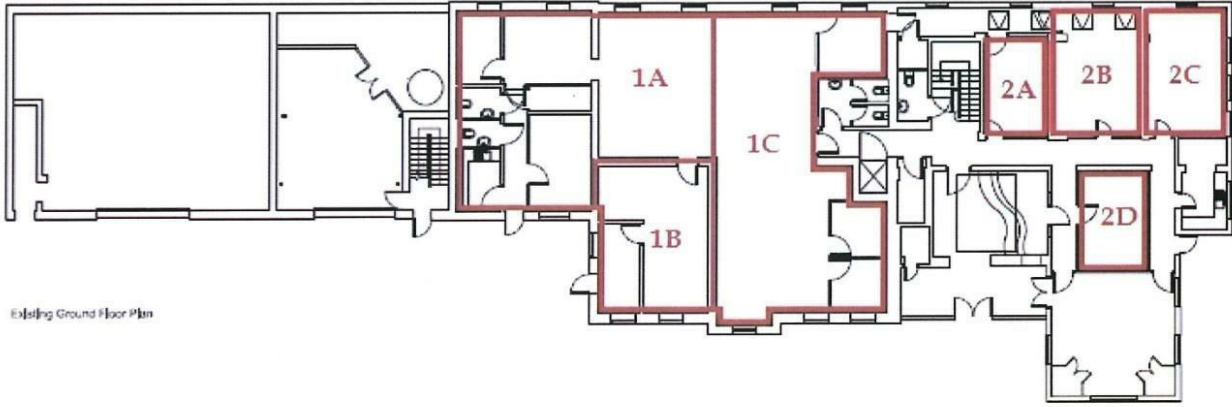
Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

## VALUE ADDED TAX

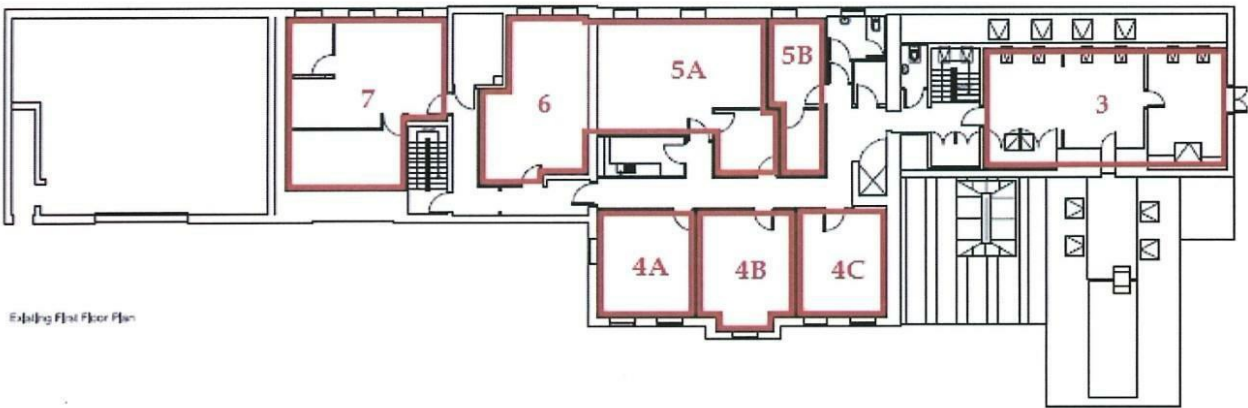
All figures quoted are exclusive of VAT. We understand that is payable and will be charged at the prevailing rate.

## DATE PREPARED

November 2023



Existing Ground Floor Plan



Existing First Floor Plan



Google

Map data ©2024

### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

### Associates

N Lawrence

