



## Suite 1A, Swinegate Court East, York £28,100 Per Annum

Situated within a purpose-built office development, this contemporary office suite offers approximately 1,485 sq.ft. of modern workspace. Designed with an open-plan layout, it facilitates efficient workflow and collaboration among professionals.

The office is equipped with essential amenities including a fitted kitchen, air-conditioning, an intercom system. The wider development offers communal facilities including showers and lift access.

Located in close proximity to York train station and city centre car parks, the office benefits from excellent transport links, facilitating convenient commuting for occupants and visitors alike.



## DESCRIPTION

The property forms an open plan, dual aspect office suite located within a modern purpose built office development. The office suite can be found on the first floor, accessed from an entrance lobby off Swinegate. The suite benefits from a modern 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 gas, electricity, water, drainage and broadband internet.

## LEASE TERMS

The property is available on a 5 year lease at a rent of £28,100 per annum + VAT.

The rent is inclusive of the service charge. The service charge covers the cost of the gas central heating within the unit however all other utilities are excluded.

The ingoing Tenant will be responsible for payment of the landlord's building insurance premium in respect of the property.

## RATEABLE VALUE

£21,250

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 69. A full copy of the certificate is available upon request.

## VIEWINGS

Viewings strictly by appointment - contact Stephensons Estate Agents (Commercial & Development) - 01904 625533

## COSTS

The ingoing 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

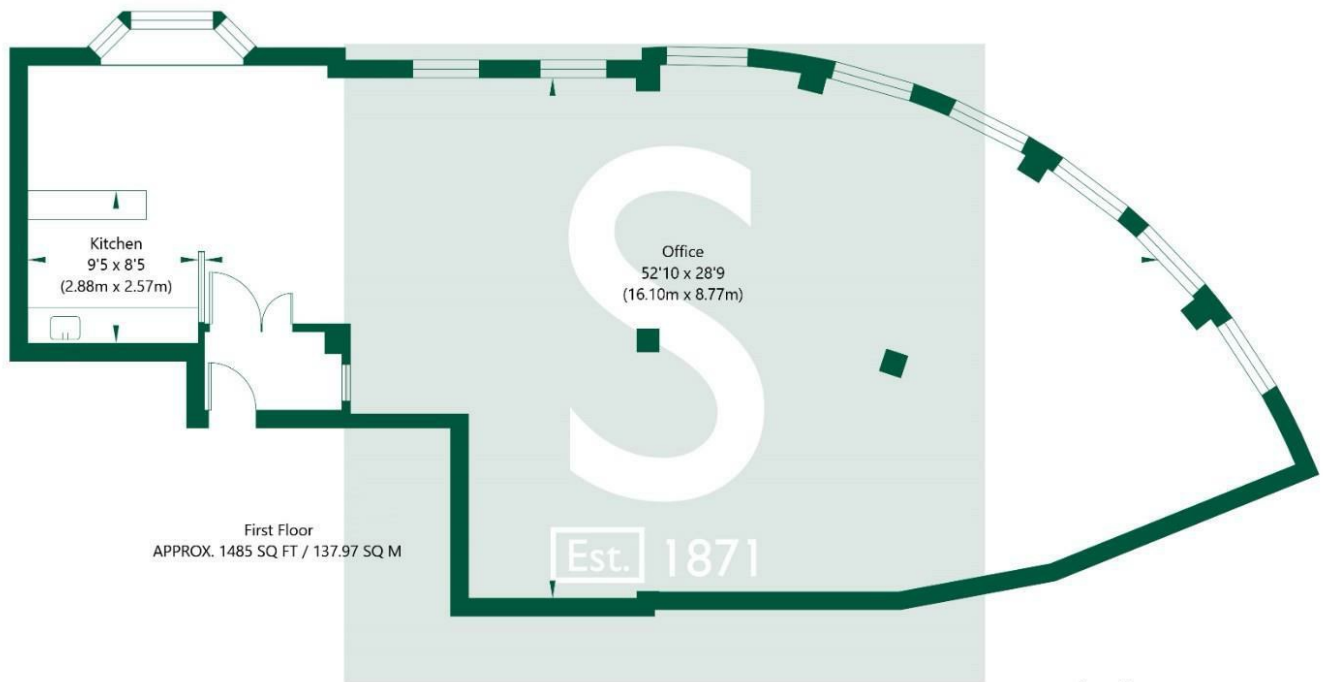
All figures quoted are exclusive of VAT. We are advised that the property has been elected to tax and therefore VAT will be chargeable on all costs.

## DATE PREPARED

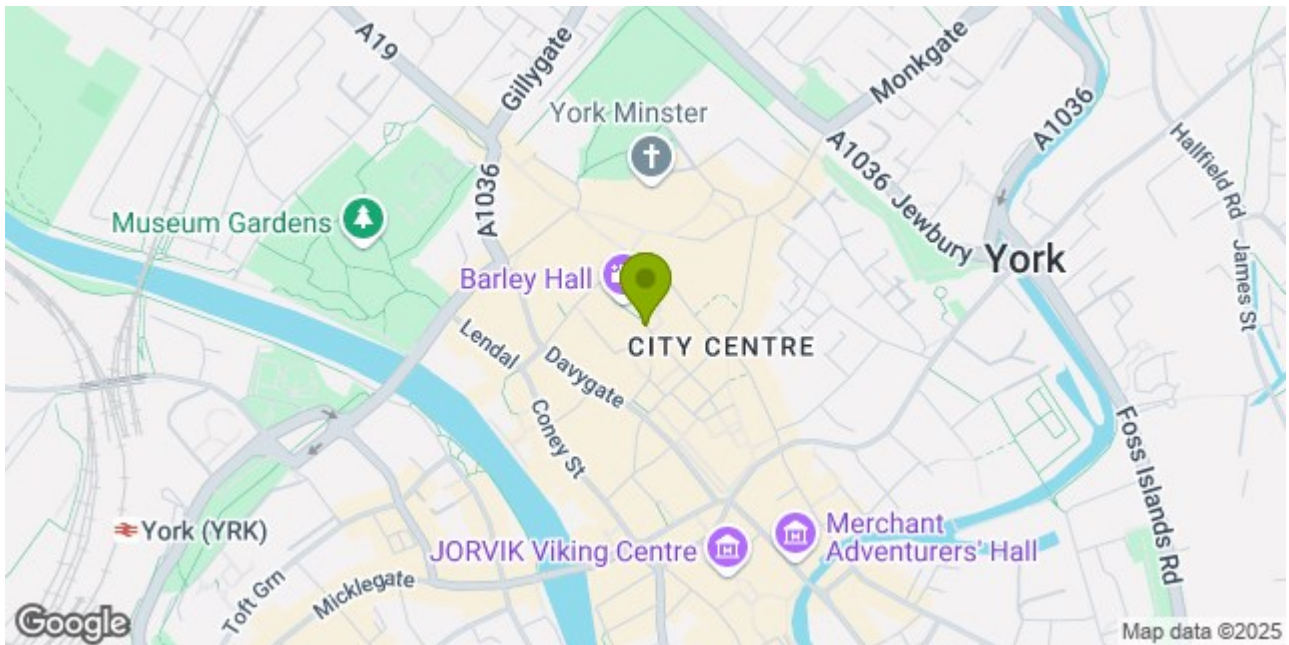
Revised December 2024.



# Swinegate Court East, York, YO1 8AJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1485 SQ FT / 137.97 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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## Partners

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 I E Reynolds BSc (Est Man) FRICS  
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## Associates

N Lawrence

