



## Suite 1.6, 25 Micklegate, York £625 Per Month

- Recently refurbished office suite.
- Well located within the city centre - easy access to the prime shopping areas and train station.
- Excellent public transport connectivity.
- Net Internal Area: 28.48 sq.m (307 sq.ft).

## DESCRIPTION

The property forms a recently refurbished office suite located within a Grade II Listed Georgian building. The office suite can be found on the first floor, accessed from a communal entrance lobby off Micklegate - an integrated intercom system allows for convenient access for clients and guests. The suite also benefits from a shared kitchen and toilet facility.

Net Internal Area: 28.48 sq.m (307 sq.ft).

IPMS 3: 29.30 sq.m (315 sq.ft)

## LOCATION

Situated on the lower section of Micklegate, the property is well positioned within the city centre and easily accessed from both the train station and core shopping areas, which are both just a short walk away.

Micklegate is a thriving area of the city, popular with a range national and independent retailers, offices, cafes and eateries, with occupiers such as Ison Harrison Solicitors, Sainsbury's Local and Travelodge amongst others.

Access to the city's bus network is particularly conveniently, with a bus stop directly opposite the property, in addition to the stops on Rougier Street, Station Rise and York Train Station, which are all within close proximity. Car parking is also accessible with a number of facilities with a short walk.

## SERVICES

The wider property benefits from mains electricity, water and drainage. All services are included within the rental figure quoted

## TERMS

The property is available on a minimum term of 12 months at a rent of £7,700 per annum on an all inclusive basis, save business rates and telecoms.

## RATEABLE VALUE

£4,750 (April 2023)

## ENERGY PERFORMANCE CERTIFICATE

TBC

## VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents.

## COSTS

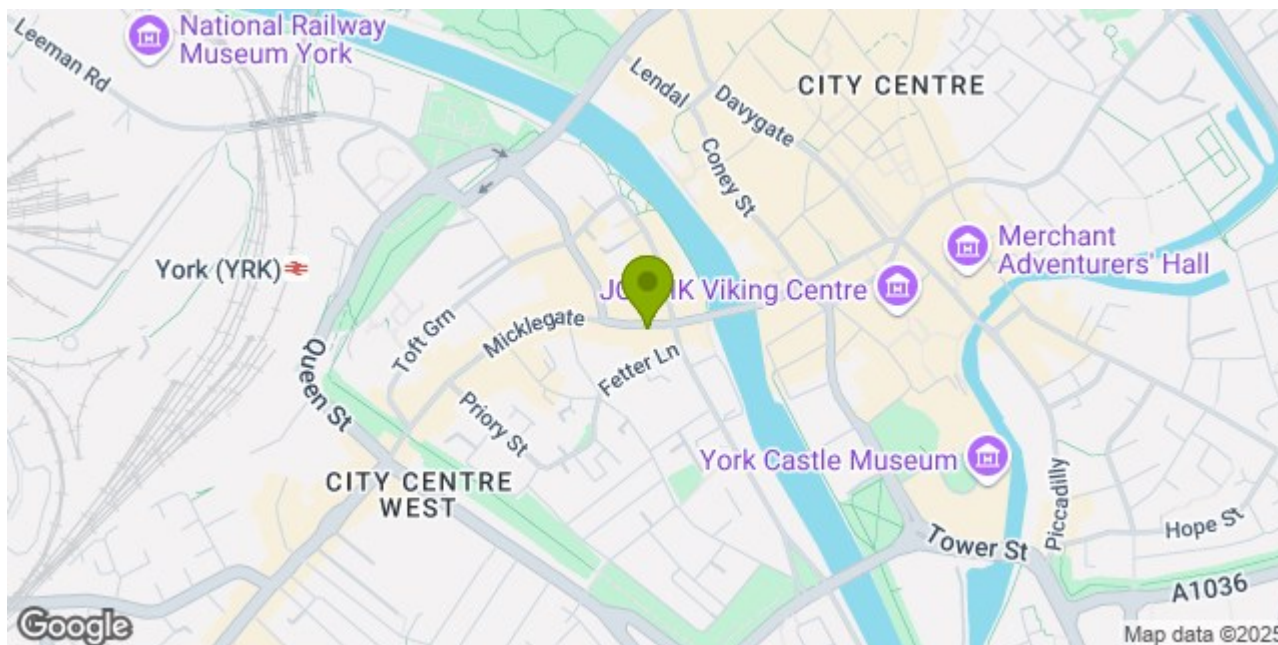
Each party is to be responsible for their own legal costs incurred in connection to the transaction.

## 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 the rent.

## DATE PREPARED

February 2025.



## 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

