

## Office 11, Blake House, St. Martins Lane, York £725

Beautifully fitted-out serviced office accommodation, located within an attractive period building on a charming street within the heart of York City Centre.

The office is available for £725 pcm + VAT on an all inclusive basis (excluding wifi) on a minimum contractual term of 6 months.





## DESCRIPTION

Excellent serviced office accommodation located on the first floor of an attractive period building, suitable for up to 4 people, benefitting from the following:

- 24/7 access
- Tea, coffee and milk provided
- 2 free hours use of the meeting room per month
- Half price meeting room use after that

## LOCATION

The property is nestled on St Martins Lane, York, a quaint cobbled street off the ever-popular Micklegate.

Micklegate is a thriving area of the city, popular with a range independent retailers, cafes and eateries.

York train station is only a short walk away and Micklegate provides excellent transport links generally. There are a number of car parks within a short distance from the property.



## SERVICES

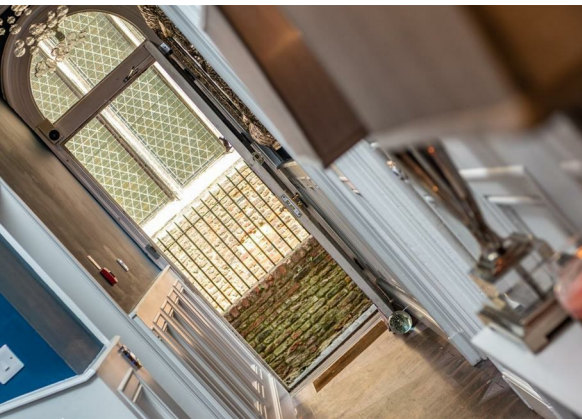
All services are included within the monthly rent, excluding wifi, which is available at an additional cost.

## TERMS

The office is available for £725 pcm + VAT on an all inclusive basis on a minimum contractual term of 6 months.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E 104. A full copy of the EPC is available upon request.



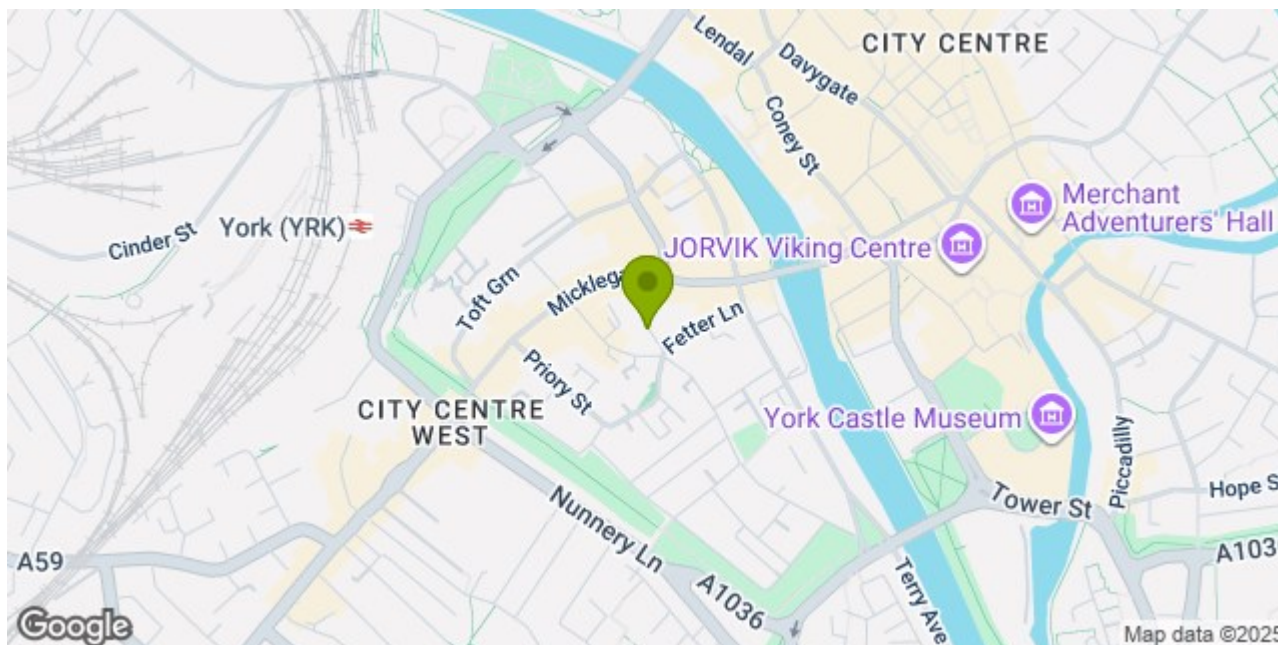
## VIEWINGS

Viewings strictly by appointment - contact Stephensons Estate Agents.

## VALUE ADDED TAX

VAT is payable on the rent at the prevailing rate.





## 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

