

TO LET

84-86

WALMGATE, YORK, YO1 9TL

Rent - Details on application

OFFICE

1,597 - 3,198 sq.ft. (148.36 - 297.09 sq.m.)

Property Features

- Modern open plan space with lift access, suspended ceilings and air conditioning
- Located within the city walls, close to both the inner ring road and city centre facilities



Enquiries

Barry Crux & Company
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Location

The property is situated in York City Centre, approximately 300 metres from the Inner Ring Road and a similar distance from the main retail core. Walmgate comprises an eclectic range of occupiers and uses such as restaurants, local retailers, apartments and hotels.

Description

The property comprises the ground and first floors of a three storey building. The accommodation is generally modern open plan space with a separate reception area with shop front to the ground floor.

There is a communal kitchen/staff room and toilets to the ground floor plus a further communal toilets and meeting room to the first floor.

The accommodation also benefits from a passenger lift connecting the floors plus suspended ceiling and air conditioning units providing cooling and heating.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Ground Floor Main Office	1,601	148.73
Reception Office	336	31.21
Kitchen/Staff Room		0
Toilets		0
First Floor Main Office	1,597	148.36
Meeting Room		0
Toilets		0

Service Charge

A service charge will be payable and this will include: electricity, water, cleaning, UPS/fire maintenance, and air conditioning maintenance.

EPC Rating

An EPC has been commissioned and will be available in due course.

Services

We understand that mains electricity, water and drainage are connected to the property.

Local Authority

York

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£54,500	
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(For all three floors - whole building)

The above has been provided for information purposes only.

Interested parties are required to make their own enquiries with the local authority business rates department.

Terms

The property is available to let at a rent of £53,000 per annum. The landlord would consider separate lettings of each floor with the ground floor at £28,000 per annum and the first floor at £25,000 per annum.

The tenant will be responsible for their own broadband/telephone costs and installation.

The lease will be excluded from the security of tenure provisions (Sections 24-28) of the Landlord & Tenant Act 1954.

The tenant may be required to provide a rent deposit equivalent to a minimum of three months' rent and pay the rent either quarterly or monthly in advance. The landlord may require the tenant to provide references, a guarantor and financial information.

