

**TO LET
SECOND FLOOR OFFICES**



Approx 112 sq.m. (1,205 sq.ft)

5/6 KINGS COURT, YORK, YO1 7LD

Rent

Offers are invited in the region of £18,000 per annum and the premises are available from June 2022.

Location

The property is located at the top of the Shambles close to Kings Square in the historic heart of the City of York.

Description

This grade II listed property comprises a 3 storey brick built building dating from c.16th Century. The property benefits from sash windows, security alarm and door entry system, gas central heating, good kitchen and W.C facilities and telephone/ data points.

The accommodation on offer briefly comprises:

Second Floor Offices (S8 & S10): Approx. 112 sq.m. (1,205 sq.ft.)

Lease Details

The offices can be taken on a lease for a period of 3 years upwards, on effective full repairing and insuring terms (the council insure the building fabric and recharge the premium and there is also a service charge payable in respect of the costs of maintenance of the structure, exterior and common parts and heating of the building which is apportioned according to floor area occupied).

In addition to rent, the following are payable and are subject to annual review:

Service Charge (Approx)

The current estimated annual service charge payable in respect of this office is in the region of £13,000 per annum however this is subject to annual reconciliation and review.

Building Insurance Premium (Approx)

The current insurance premium payable is in the region of £340 per annum.

Electricity

Electricity and standing charges are payable by the tenant. This will either be by way of direct payment to the energy supplier or via a recharge from the Council, to be confirmed.

Business Rates

Rateable value £10,500

Information on the rates payable can be obtained from the Council's Business Rates Department at West Offices, Station Rise, York, YO1 6GA Telephone: [01904 551140](tel:01904551140) Email: business.rates@york.gov.uk

Costs

The ingoing tenant is to be responsible for a contribution to the Council's costs in respect of the lease at an amount to be confirmed.

EPC

An EPC has been carried out in respect of the property and the Energy Performance Asset Rating is 84, being a grade D. A full copy of the EPC is available on request.

Contact/Viewing

For further details or to organise a viewing please contact Niamh Thornton (01904) 552034 niamh.thornton@york.gov.uk or Lynn Hanser (01904) 553418 lynn.hanser@york.gov.uk

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate unless otherwise stated all prices and rents are quoted exclusive of V.A.T. The services have not been tested. The tenant will be required to ensure all systems are tested, working and suitable for their purposes.