

TO LET
FIRST FLOOR OFFICE UNIT



**FIRST FLOOR
OFFICE UNIT**
**Fulford Business
Centre**

**Hospital Fields
Road, York**

Directorate of Place

Asset & Property
Management

Location

The property is situated within the Hospital Fields Road Industrial Estate located approximately 1.5 miles south of York city centre. As such, the property has easy access to York City Centre, the inner ring road and the A64 trunk road which in turn leads to the A1(M).

Description

The property comprises a large multi-let building divided into individual units. The available unit is on the first floor of the building, with communal toilets and kitchenette.

Rent

Offers in the region of £3,000 per annum* (exclusive of rates, service charge and building insurance)

*The council are not obliged to accept the highest offer.

Accommodation

First Floor Office Approx **300 sq.ft.** (approx. 28 sq.m.)

Interested parties are advised to check these floor areas themselves

Parking

Shared use, with one other unit, of one allocated space within the communal parking area outside the building.



Service Charge

The ingoing Tenant will be responsible for a service charge payment which is reconciled and reviewed annually. The service charge covers external building repairs, maintenance, refuse collection, shared fire alarm system costs and management fees. The annual charge for the unit for 2023-2024 was in the region of £2,100 pa. A new charge for 2024-2025 will be payable with effect from April 2024. Further details of the current service charge payable are available upon request.

Building Insurance

The ingoing Tenant will be responsible for payment of the Council's building insurance premium in respect of the property. Further details of the current insurance charge payable are available upon request.

Costs

The ingoing Tenant is to be responsible for a reasonable contribution to the Council's legal and surveyor's fees in connection with the letting, estimated in the region of £1,250 plus VAT.

Lease Details

The property is available on an effective full repairing and insuring lease for a minimum term of 3 years with a 3 month notice period.

Services

Mains electricity, gas, water and drainage.

Planning

The premises benefit from planning consent for use under Class E.

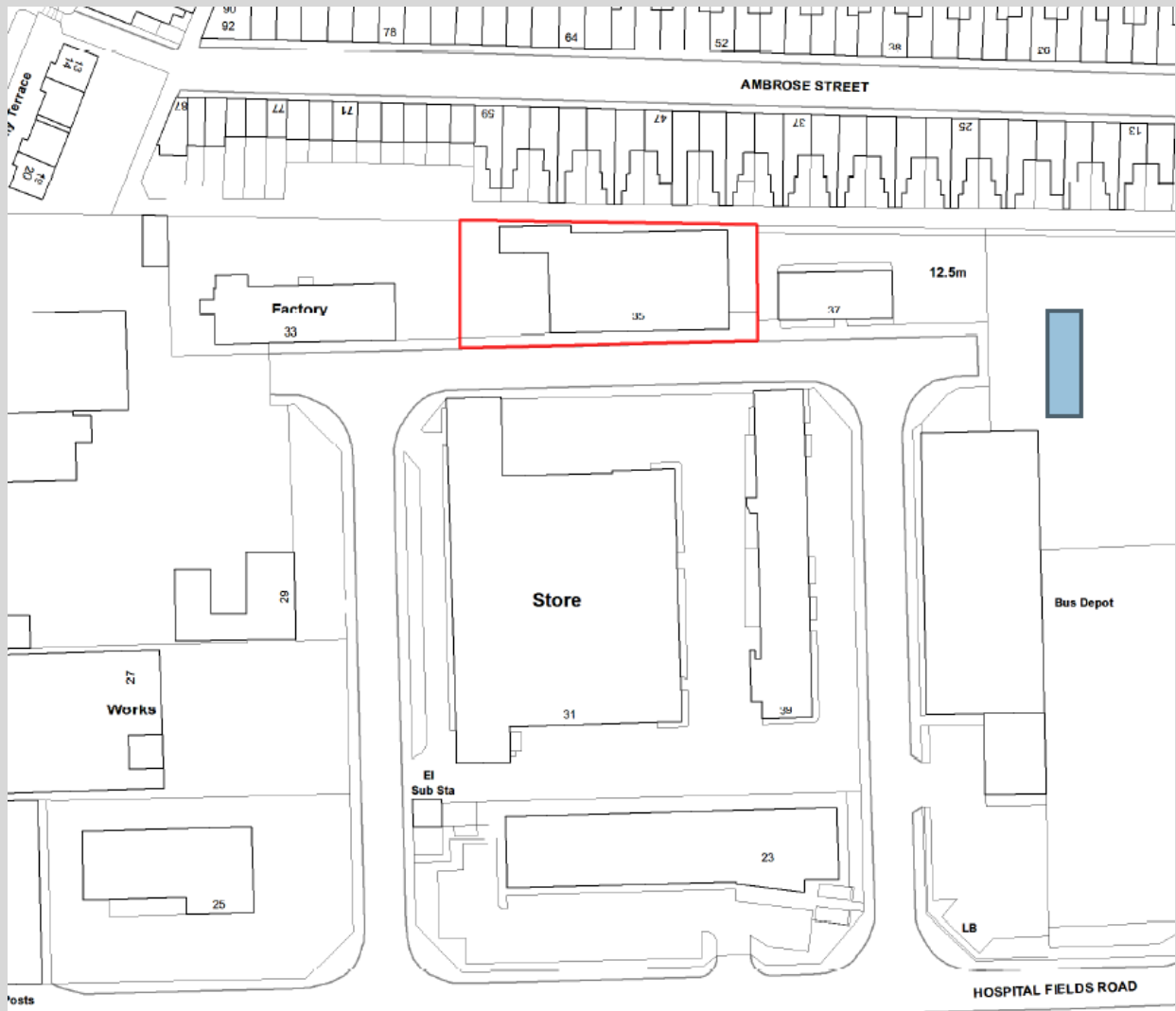
Business Rates

Interested parties are advised to contact the Council's Business Rates Department on 01904 551140 or email business.rates@york.co.uk for details of any rates payable in connection with the premises.

EPC The EPC for the property shows an asset rating of D/96. A copy of the certificate is available on request.

Viewing

For further details and to view please contact: Niamh Thornton, Property Surveyor 01904 552034 niamh.thornton@york.gov.uk or Lynn Hanser, Senior Commercial Surveyor 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.

