

TO LET

**FORSYTH HOUSE,
ALPHA COURT,
MONKS CROSS
YORK**

North Yorkshire YO32 9WN

Ground Floor Office Suite

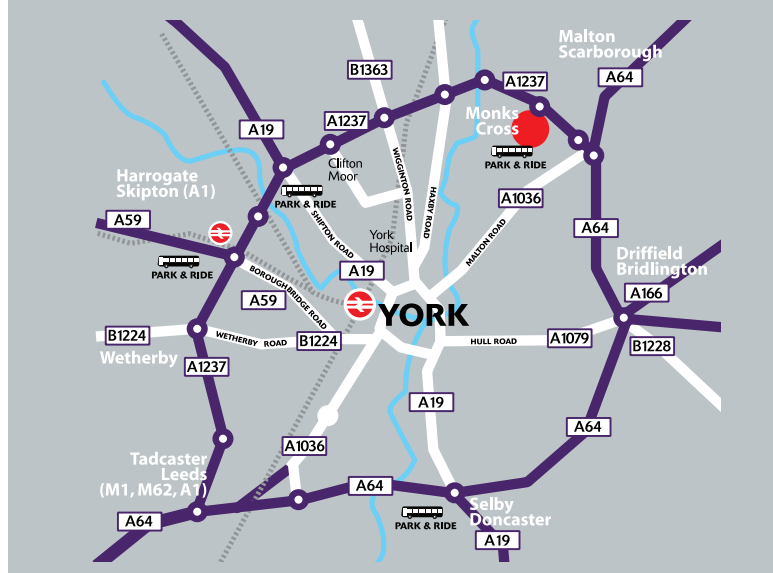
within Detached High Quality Modern

Office Building



**GROUND FLOOR OFFICE SUITE WITHIN
DETACHED HIGH QUALITY MODERN OFFICE
BUILDING WITH PARKING**

2,141 Sq Ft (198.91 Sq M) Approximately



LOCATION

York is an important and historic principal commercial centre in the north of England. It is widely acknowledged as being one of Europe's most attractive cities providing the perfect environment in which to live and work.

York has attracted a number of major companies, government agencies and other occupiers which include Nestlé, Aviva, Shepherd Group and FERA. Hiscox Insurance has recently completed construction of a new HQ office building in the city centre to accommodate 500 staff.

Monks Cross is an important economic hub in a highly accessible location. It provides one of the largest concentrations of commercial development outside of the City Centre. Situated adjacent to Monks Cross Drive off the A1237 Outer Ring Road, which provides links to the A64 and the regional motorway network, Forsyth House is approximately 2½ miles from the centre of York.

DESCRIPTION

The property comprises a ground floor office suite within a modern detached two storey office building of brick construction, with feature glazing panels to both front and rear elevations.

The suite provides open plan accommodation with kitchen and server room. In addition the suite benefits from Male, female and disabled WC facilities.

Forsyth House is constructed to a high specification including:

- Raised access floors
- Fully carpeted office areas
- Suspended ceilings with integral lighting
- Air conditioning
- Shower
- Passenger lift
- Intruder alarm
- Dedicated parking
- Landscaped setting

ACCOMMODATION

We have measured the property in accordance with both the RICS Code of Measurement Practice (6th Edition) and International Property Measurement Standards (IPMS 3) and calculate the property provides the following floor areas:

DESCRIPTION	NET INTERNAL AREA		FLOOR AREAS IPMS 3	
	AREA SQ FT	AREA SQ M	AREA SQ FT	AREA SQ M
Office	2,026	188.23	2,043	189.78
Kitchen	46	4.28	46	4.28
Server Room	69	6.40	69	6.40
Total	2,141 SQ FT	198.91 SQ M	2,158 SQ FT	200.46 SQ M

TERMS

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed at a rental of £30,000 per annum exclusive.

RATES

The property will require a new separate rating assessment.

VAT

VAT will be charged on the rent and all other outgoings. Any offer received will be deemed to be exclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available and a copy is available to interested parties upon request.

D76-100



This is how energy efficient the building is.

VIEWINGS

Strictly by appointment with the sole agents:



Richard Flanagan

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