

TO LET

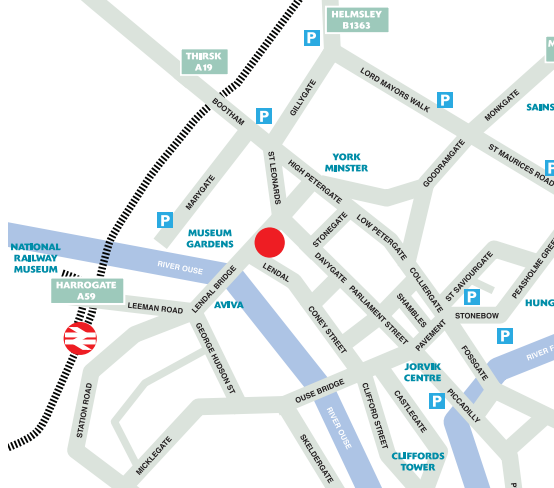
**13A MUSEUM STREET
YORK
NORTH YORKSHIRE
YO1 7DT**

Quality Offices in Central Location



Offices with Parking

**1,230 Sq Ft (114.30 Sq M)
Approximately**



LOCATION

Situated in the heart of the UK, York is an attractive vibrant and internationally renowned city considered to be one of the most desirable locations, to live, visit and do business. York has one of the fastest growing economies in the UK with a diverse range of businesses across a number of sectors including retail, tourism, rail, digital/IT, finance, insurance and high-tech innovation clusters.

The property is situated on Museum Street, close to its junction with Lendal opposite the Museum Gardens, and is at the north westerly end of the prime retail area in York city centre. It is therefore ideally located for access to a variety of amenities, and is within a short walk of York railway station.

DESCRIPTION

The property comprises purpose built office accommodation situated at first level, with a ground floor entrance directly from Museum Street.

Internally the property provides predominantly open plan offices with 2 private offices and storeroom. The office suite is carpeted throughout and benefits from suspended ceilings with integral fluorescent lighting, gas central heating, phone entry system, and kitchen and WC facilities.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed at a rental of £17,000 per annum exclusive.

RATES

We are advised that the property has a rateable value of £14,500.

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.



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	1,098	102.01	1,113	103.39
Kitchen	58	5.42	60	5.54
Store Room	74	6.87	74	6.87
Total	1,230 SQ FT	114.30 SQ M	1,247 SQ FT	115.80 SQ M

To the rear is an enclosed private car park, and 2 dedicated spaces are provided with the office accommodation. Further spaces may be available by way of separate licence.

VIEWINGS

Strictly by appointment with the sole agents:

Richard Flanagan

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