

TO LET

22 PAVEMENT YORK

North Yorkshire YO1 2DN

First Floor Offices in the Heart of the Historic City of York



FIRST FLOOR OFFICES

1,364 Sq Ft (126.71 Sq M) Approximately



LOCATION

Situated in the heart of the UK, York is an attractive vibrant and internationally renowned city considered to be one 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.

22 Pavement is located in York City Centre, in the immediate proximity of the prime retail area of Coney Street/Parliament Street. The property is therefore well positioned to take advantage of easy access to city centre facilities, whilst being accessible to road networks, and York Railway Station.

DESCRIPTION

The property comprises the first floor within a Grade II listed building, known as 18-22 Pavement which is believed to have been constructed as a public house in 1893, and is now used as retail on the ground floor with offices above. It is of timber frame construction with rendered panels, under a pitched slate covered roof, and retains many original features including bay windows and painted representations of York City Arms.

Internally, the first floor provides comfort cooled office accommodation, benefitting from carpeting throughout, emulsioned walls and suspended ceilings with integral fluorescent lighting. Male and female WC's are provided together with a kitchenette.

The accommodation is currently configured to provide a mixture of cellular offices of various sizes.

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	1,334	123.91	1,414	131.30
Kitchen	30	2.80	30	2.80
Total	1,364 SQ FT	126.71 SQ M	1,444 SQ FT	134.10 SQ M

LEASE TERMS

The first floor is available by way of the assignment of an effective full repairing and insuring lease for a term of years expiring on 23 August 2020 at a rental of £12,750 per annum exclusive.

RATES

We are advised that the property has a rateable value of £13,000 as set out in the 2017 list.

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 energy performance certificate has been commissioned and is available to interested parties.

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This is how energy efficient the building is.

VIEWINGS

Strictly by appointment with the sole agents:



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