

TO LET

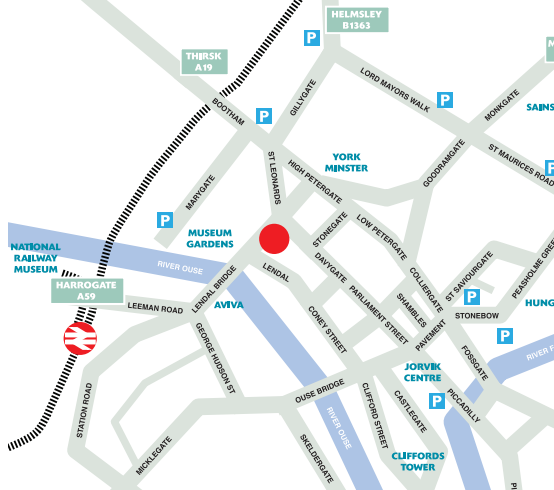
**5A MUSEUM STREET
YORK
NORTH YORKSHIRE
YO1 7DT**

Quality Offices in Central Location



2,919 sq ft (271.26 sq m)
approximately

Offices with Parking



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 and second floor level, with a dedicated entrance directly from Museum Street.

Internally the property provides open plan offices which are carpeted throughout and benefit from suspended ceilings with integral fluorescent lighting, gas central heating, and kitchen and WC facilities. The offices have a phone entry system and push button coded door locks.

ACCOMMODATION

The property provides a net internal floor area of approximately 2,919 sq ft (271.26 sq m).

To the rear is an enclosed private car park, and 3 dedicated spaces are provided with the office accommodation. Further spaces may be available by way of separate licence.

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 £35,000 per annum exclusive.

RATES

We are advised that the property has a rateable value of £34,000.

VAT

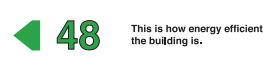
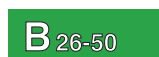
VAT will be charged on the rent and all other outgoings. Any offer received will be deemed to be exclusive of VAT.

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.



VIEWINGS

Strictly by appointment with the sole agents:



Flanagan James
PROPERTY CONSULTANTS
01904 409 590
www.flanaganjames.com

Richard Flanagan

T: 01904 409 590

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