

FOR **SALE** /  
TO **LET**

# FORSYTH HOUSE

Alpha Court Monks Cross  
York North Yorkshire YO32 9WN



**DETACHED HIGH QUALITY MODERN OFFICE BUILDING WITH PARKING**  
5,973 Sq Ft (554.91 Sq M) Approximately

FOR **SALE** / TO **LET**



**DETACHED HIGH QUALITY** MODERN OFFICE BUILDING WITH PARKING

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## **FORSYTH HOUSE**

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**York North Yorkshire YO32 9WN**

## 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.

In addition to substantial office development, the area includes industrial and warehousing, Park and Ride, and it is a significant out of town retail destination. The development of a community sports stadium is proposed, with ancillary leisure and retail facilities, including restaurants and a multiplex cinema, with work scheduled to commence in 2017.

## DESCRIPTION



The property comprises a detached two storey office building of brick construction with steel cladding and concrete block panels underneath a mono pitch metal panel covered roof, with double glazed metal framed windows and feature glazing panels to both front and rear elevations.

Internally, the property provides open plan office accommodation with server rooms, kitchens, 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
- Comfort cooling
- Gas fired central heating
- Shower
- Passenger lift
- Intruder alarm
- Dedicated parking
- Landscaped setting

Externally to the front is dedicated parking area for 18 cars, with access to Alpha Court being provided via a security barrier.



## PROPERTY INFORMATION



### ACCOMMODATION

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

Floor	Net Internal Area		Floor Area IPMS 3	
	Sq Ft	Sq M	Sq Ft	Sq M
Ground	2,962	275.16	2,977	276.56
Floor	3,011	279.75	3,019	280.47
<b>Total</b>	<b>5,973</b>	<b>554.91</b>	<b>5,996</b>	<b>557.03</b>

### 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 £75,000 per annum exclusive. Consideration may be given to letting on a floor by floor basis.

Alternatively the property is available for sale, and the freehold is available for £990,000.

### RATES

We are advised that the property is currently assessed as offices and premises with a rateable value of £74,000.

### VAT

VAT will be charged on the rent or purchase price, 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.

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This is how energy efficient the building is.

# GALLERY



# GALLERY



# GALLERY





GALLERY



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## CONTACT



Strictly by appointment with the sole agents:



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Alpha Court

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