

TO LET

**UNIT 7 YORK BUSINESS PARK
10 GREAT NORTH WAY
YORK
YO26 6RB**

Detached Modern Office Unit



**Modern detached office unit
5,124 sq ft approx. (476 sq m)**

- Suspended ceiling with integral LED lighting
- Raised access floor
- Kitchen and breakout area
- 25 dedicated parking spaces



LOCATION

The property is located on Great North Way, York Business Park approximately 2 miles to the North West of York City Centre and with excellent access to the A1237 York ring road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

The surrounding area is mixed use in nature comprising a range of offices, industrial and retail, forming an established commercial centre on the outskirts of York.



DESCRIPTION

The property comprises a 2 storey detached office unit providing modern accommodation benefitting from suspended ceiling and carpeted raised access floors. The property is to be refurbished throughout – further details available upon request.

ACCOMMODATION

The property has a net internal area of 5,124 sq ft (476.07 sq m).

EPC

An EPC has been commissioned and will be made available.

VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

RATEABLE VALUE

We are advised that the property has a rateable value of £42,635 however interested parties should contact the local authority to verify.

LEASE TERMS

The offices are available to let on a new FRI lease at a commencing rental of £84,500 per annum exclusive.

VIEWINGS

Strictly by appointment with the joint agents:

Richard Flanagan MRICS
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