

TO LET

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Unit 3 Arabesque House
Monks Cross Drive, York YO32 9GW

From 3,328 sq ft – 6,655 sq ft



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LOCATION

Arabesque is situated at Monks Cross North, approximately 2 miles north east of York City Centre adjacent to Monks Cross Shopping Park.

Nearby occupiers include a variety of Office, Retail and Leisure occupiers including Sainsburys, M&S, Starbucks, McDonalds, Taco Bell, Pizza Hut, Cooplands, Greggs and Costa Coffee to name a few.

DESCRIPTION

The unit provides a self-contained former gym but would suit a variety of Retail, Office, Leisure or alternative uses (STP). The property benefits from 40 designated car parking spaces.

SIZE

The property provides the following Net Internal Areas and each floor could be leased in isolation if required;

	Sq Ft	Sq M
Ground	3,375	314
First	3,375	314
Total	6,760	628

RENT

The unit is available at a rent of £12 psf (£81,120 per annum exclusive).

SERVICE CHARGE

There is a service charge payable of £16,286.23 per annum.

LEASE TERMS

The property is available on a new effective full repairing and insuring lease.

BUSINESS RATES

The VOA website states that the subject property has a rateable value of £82,000.

This equates to rates payable of £44,772 per annum when applying the standard business rates multiplier of 54.6p.

Interested parties are advised to make their own enquiries with the local authority to verify this information.

EPC

The property is 'B' rated. A copy of the EPC is available upon request.

VAT

If applicable will be charged at the standard rate.

LEGAL COSTS

Each party are responsible for their own legal costs incurred as a result of any transaction.

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