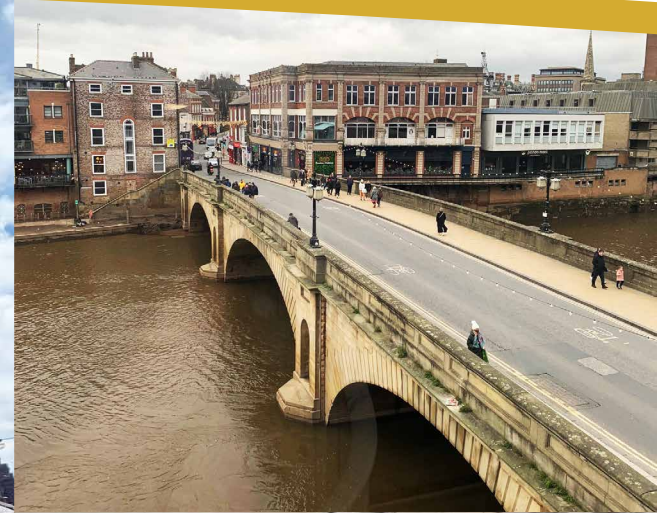
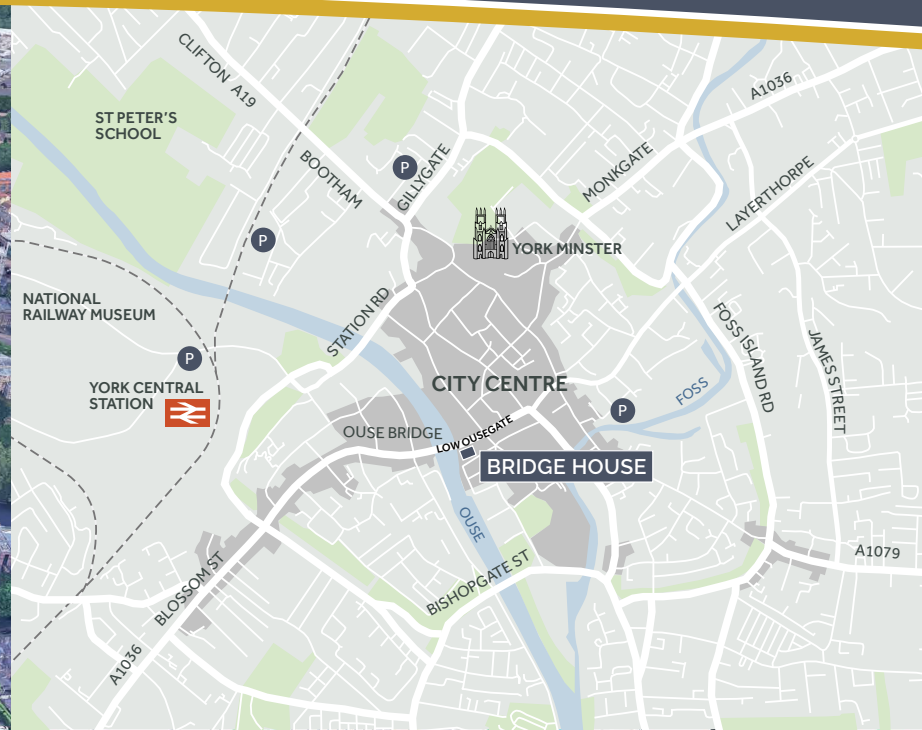
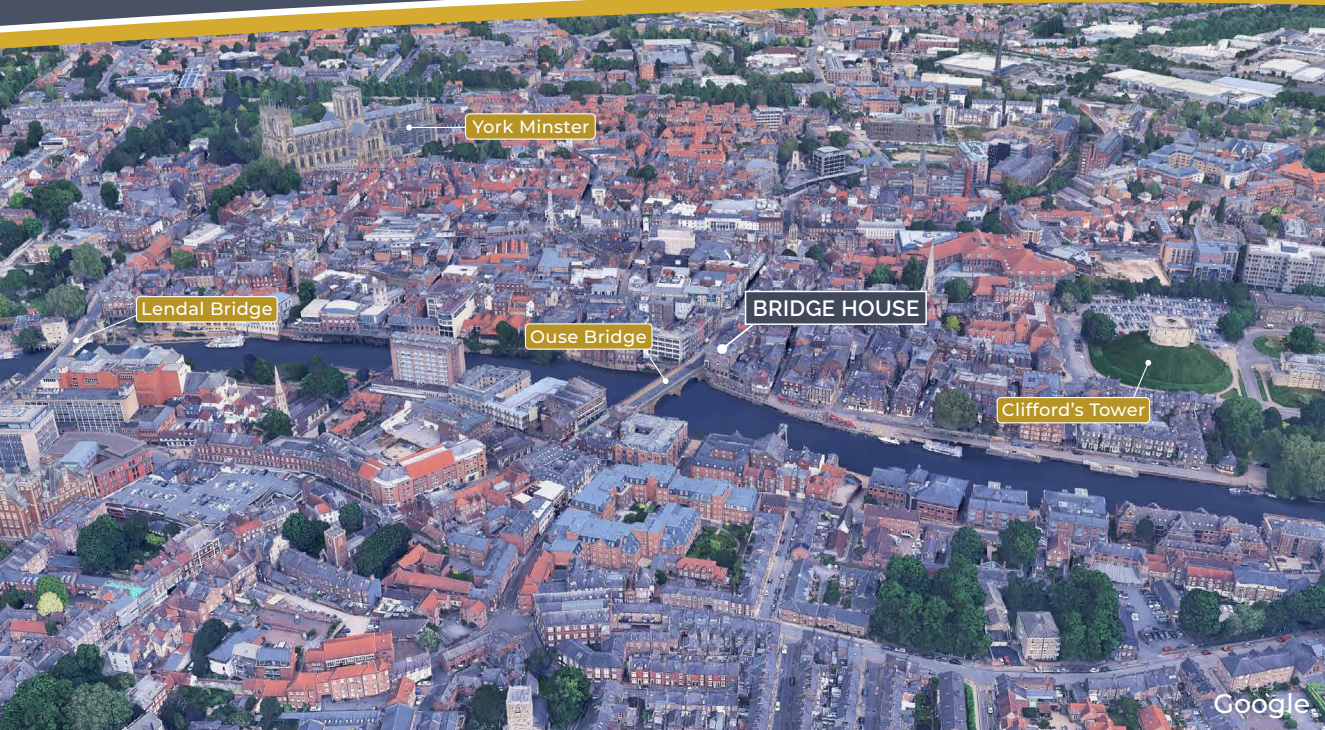


# BRIDGE HOUSE

1A LOW OUSEGATE, YORK YO1 9QU



**TO LET - HIGH QUALITY SELF CONTAINED OFFICES - 2,817 SQ FT / 262 SQ M**  
Substantially renovated with private on site parking and basement storage.



## Location

Bridge house is located within the heart of York City centre at the junction of Low Ousegate with Kings Staithe overlooking the river Ouse at Ouse Bridge.

The York Railway station is within a short walk and the cities prime pedestrian retail area and leisure destinations are on the doorstep.



Basement Car  
Park



York Railway  
Station is a  
12 min Walk



City Centre  
Location



Basement  
Storage



Lower Level  
Bike Store

## Description

Bridge house comprises a substantially renovated grade 11 listed wharf building providing a ground floor restaurant & bar with 2 floors of self contained offices above. From the dedicated entrance off Low Ousegate a large central reception area and waiting area sits within a magnificent central open lightwell connecting both floors. The first floor has 2 large interconnecting offices and a further single private office. Stairs off the central core lead to the second floor which again has a combination of offices and a large boardroom/meeting room together with a substantial kitchen and staff breakout area. Both floors have recently up-graded offices, including full LED lighting and new carpets throughout. Male & Female WC facilities are located on both floors. Heating is via a central heating system.

From the ground floor entrance access is provided to a lower level cycle storage area which intern provided access via a covered walkway to a dedicated private parking level, accessed via car from Kings Street.

## Terms

The offices are available by way of a new lease for a term of years to be agreed at an initial rent of £45,000 per annum exclusive.

## Rates

The office has a current rateable value of £29,500.

## EPC

To follow.

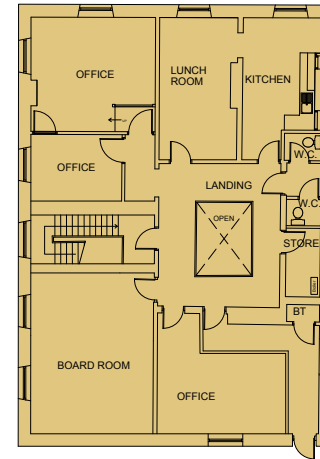
## Service Charge

A service charge will be levied for general maintenance of the common parts of the building.

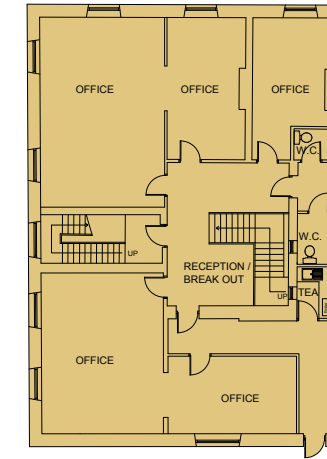


## Accommodation

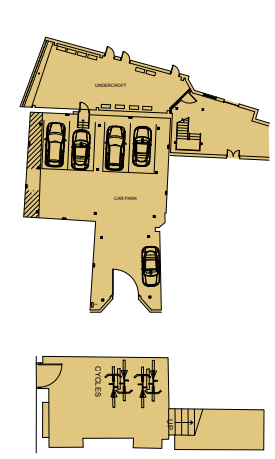
### Second Floor



### First Floor



### Basement & Car Park



FLOOR	SQ FT	SQ M
SECOND	1,290.6	119.9
FIRST	1,527.4	141.9
BASEMENT	233.5	21.7
<b>TOTAL</b>	<b>2,817</b>	<b>262</b>

## Further Information



Miles Lawrence

01904 217 941

07711 868 336

mileslawrence@cartertowler.co.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 Carter Towler on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 15-May-2026. For information on our Privacy Policy please visit our website – www.cartertowler.co.uk Regulated by RICS