

Lambert
Smith
Hampton

TO LET

City Centre
Offices
Undergoing
Extensive
Refurbishment

Key features

- ✓ Undergoing refurbishment to provide high quality offices
- ✓ City Centre location
- ✓ 12- minute walk from York train station
- ✓ Carpeted throughout
- ✓ Comfort cooling system
- ✓ Suspended ceilings
- ✓ WC's on Each floor

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First and Second floor offices
8 Coney Street, York

| Y01 9NA |

2,334 SQ FT / 216.83 SQ M

Description

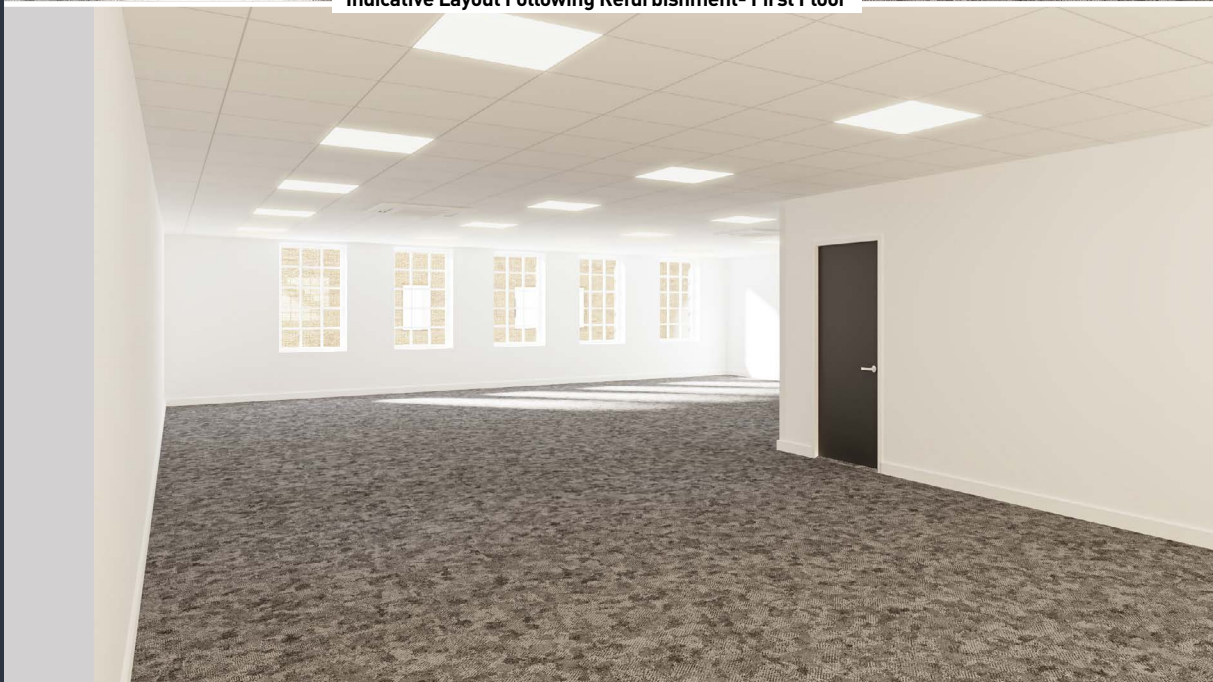
The suite is currently undergoing extensive refurbishment. Located in York city centre on the popular retail high street this office space benefits from natural lighting throughout the floors and close proximity to food, retail and essential amenities. The property is highly secure with a shutter door facing the high-street.

The property comprises a three storey mid terraced building with a glazed shop front at ground level and self-contained offices on the First and Second floors.

Internally, the First and Second floors are undergoing extensive refurbishment to provide open plan offices with LED lighting, perimeter trunking, a comfort cooling system and kitchenette.



Indicative Layout Following Refurbishment- First Floor



Location

The subject property is strategically located in the heart of York City Centre, within the prime retail district. Coney Street has been lined with shops since the 19th century and still boasts a position as a major shopping street in the city centre. Neighbouring occupiers include popular high street shops such as JD, Mango, Zara, H&M, Flannels and Boots Opticians (now located in the retail unit below).

York Railway Station just a 12-minute walk creating country wide links including a service direct to Edinburgh Waverly Train Station, the subject property is situated approximately 0.5 miles to the North-East, offering connections to national rail services including Leeds, Harrogate, Malton, Bridlington and Selby, with the fastest travel time to London Kings Cross being 1 hour and 50 minutes. The property is also well served by major bus routes that provide access to the city's outer conurbations and essential Park & Ride facilities.

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Location

York City Centre

National Railway
Museum York

York Train Station

St Mary's Abbey

York Minster

A1036

8 Coney St.

Shambles

A1036

River Ouse

JORVIK Viking Centre

River Foss

A1036

York Castle

York Castle
Museum

A1036

A1036

A1036

A1036

York Barbican

A19

12 minutes [0.6mile]
from York Station



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Indicative Layout Following Refurbishment- Second Floor



Accommodation

Floor	Sq ft	Sq m
First floor	1,134	105.35
Second floor	1,200	111.53
Total	2,334	216.83

EPC

The Property has an EPC rating of **C(71)**.
To be reassessed after refurbishment.

VAT

VAT will be charged where applicable. All prices premiums and rents are quoting exclusive of VAT at the prevailing rate.

Business Rates

The current rateable value for First and Second floor, 8 Coney Street, York YO1 9NA, (2023 listing) **£24,500**.

Legal costs

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

TERMS

Accommodation is available on flexible terms by way of a new full repairing and insuring lease.

Viewing and Further Information

Viewing strictly by prior appointment please contact:  [advice.ample.candy](https://www.advice.ample.candy)

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