

63 LAWRENCE STREET YORK, YO10 3BU

- Office Space To Let
- York Central Location
- £14,500 per annum
- Available Now



GFW.

LOCATION

The property is located on Lawrence Street in York, within close proximity to the city centre. It benefits from excellent road connections, including easy access to the A1079 Hull Road and the A64, providing strong links to the wider regional road network, including the A1(M).

There is a regular local bus service with stops nearby, providing convenient connections to the city centre and surrounding areas. The property is within walking distance or a short drive of central York, which offers a wide range of amenities, including shops, restaurants, and leisure facilities.

DESCRIPTION

The property comprises a two-storey commercial premises arranged to provide office accommodation across the ground and first floors, forming part of a larger Grade II Listed building (Historic England List Entry 1257505).

The accommodation includes multiple offices, meeting rooms, a kitchenette, and WC facilities, all presented in reasonable to good condition and will be available for occupation from Q1 2026. The premises benefit from two allocated parking spaces to the rear of the building.

Please note: as a listed building, any alterations require consent from the Landlord and the Local Planning Authority.

SERVICES

We are advised that the property is connected for all mains services including electricity, water and drainage.

ACCOMMODATION

The property includes the following net internal areas:

Description	Sq. m	Sq. ft
Ground floor	42.62	458.76
First floor	34.17	367.80
Total NIA	77	827

TERMS

The premises are available by way of a new effectively Full Repairing and Insuring (FRI) lease at a rent of £14,500 per annum (all figures quoted are exclusive of VAT), for a term of years to be agreed.

The successful tenant will be required to pay a security deposit at the outset of any agreed lease term, and building insurance is payable on demand.

All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
April 2023 to present	£14,750
From April 2026	£15,000

The Small Business Multiplier for the year 1 April 2025 to 31 March 2026 is 49.9 pence in the pound. With effect from April 2026, the Small Business Multiplier will be 43.2 pence in the pound.

PLANNING

The property currently benefits from planning permission for mixed office and community use (formerly Use Classes B1/D1, now broadly falling within Class E and Class F1 under the Town and Country Planning (Use Classes) Order 1987 (as amended)).

The accommodation is well suited to office and other commercial uses, and there may be potential for alternative uses, subject to obtaining any necessary planning consents.

Interested parties are advised to make their own enquiries with the Local Planning Authority.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

An Energy Performance Certificate has been commissioned and is currently being prepared. Further information is available upon request.

VAT

All figures are exclusive of VAT where chargeable.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///solo.heave.prom.

VIEWINGS

Viewings are strictly by prior appointment with GFW. Please contact:

Dhakshina Pandurangan

07570 912981 / dhakshinapandurangan@gfwllp.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



LOCATION PLAN



