

Office 3, New Street
York, YO1 8RA
£600 Per Month

SPENCER ELLIOTT
Property Lawyers

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AVAILABLE NOW ON A FLEXIBLE LEASE!

This fabulous opportunity has just become available right in the heart of York City Centre!

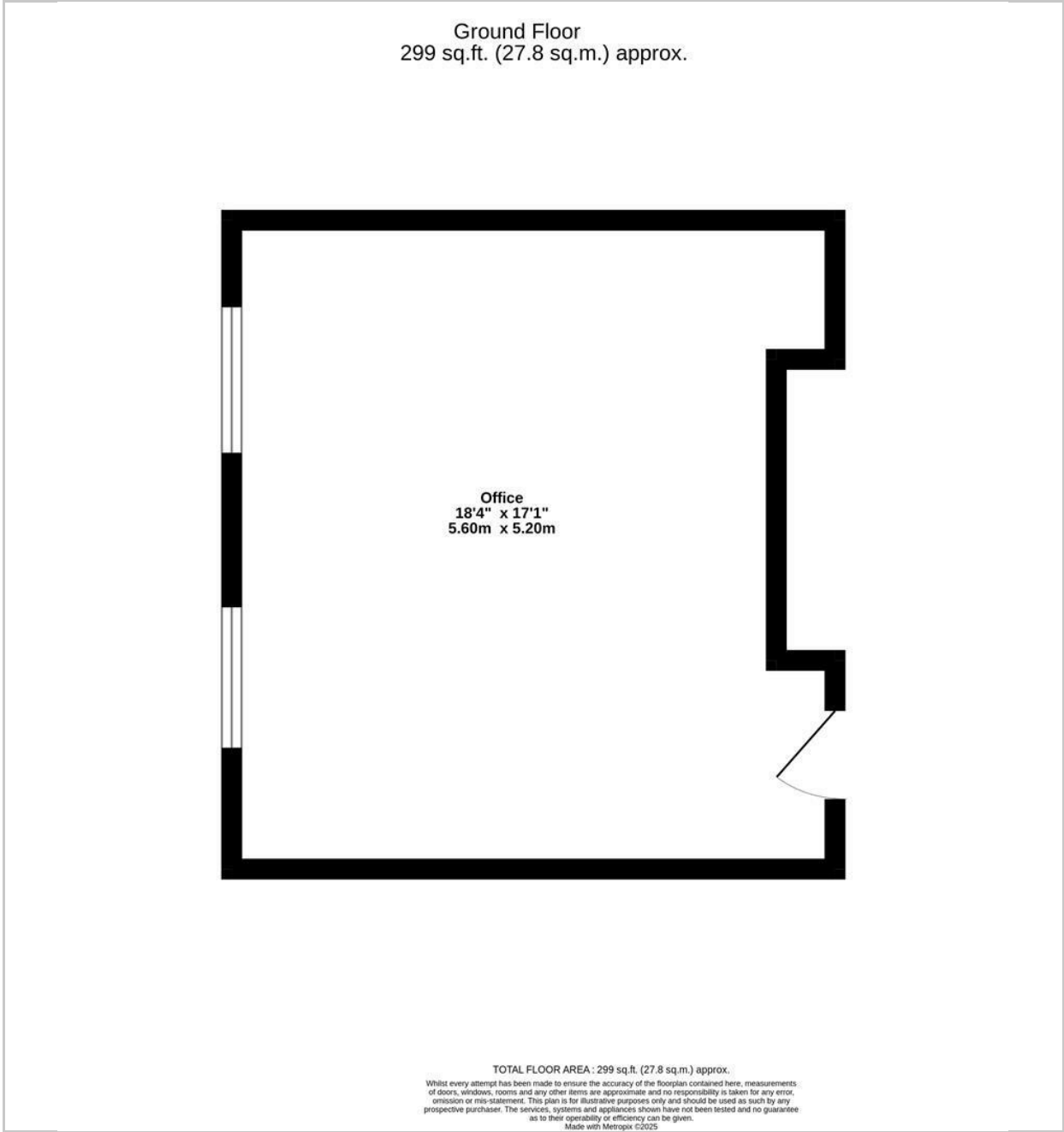
Over 300 sq ft of private office space is available, benefitting modern decoration and an adaptable work space. Alongside the office suite, this property benefits from a variety of useful, communal spaces including kitchen, break room and bathroom which is accessible for all suites within the building.

Externally, you will find a rear courtyard, and plenty of on street bike stores. York Train Station is also within walking distance as are many local bus links.

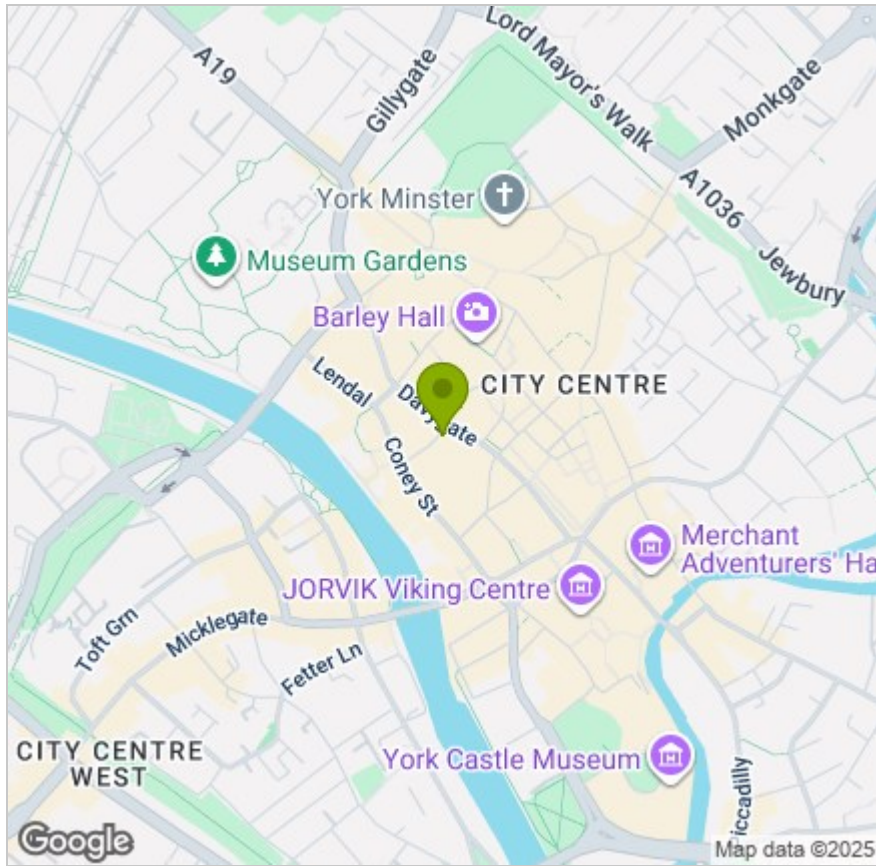
An internal viewing is advised.
Please note VAT is not payable on the rent.
No rates payable.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.