



**CITY CENTRE FIRST FLOOR OFFICE SUITE
UNIT 2 ENTERPRISE COMPLEX
WALMGATE YORK YO1 9TT**

- A centrally heated office suite on first floor comprising landing, two interconnecting offices and a single office - see floor plans enclosed.
- Entered via a shared ground floor entrance hall (with w.c., wash basin and sink) and access to Unit 2 via private stairwell to first floor.
- Available on a new lease - details overleaf. Rent: £9,950pa (excl.)

OFFICE SUITE OF APPROX. 725 SQ.FT. (67.35 SQ.M.)

PHOTOGRAPH



BUSINESS RATES

The Valuation Office Agency's website reveals a Rateable Value of £8,600 in the 2026 Valuation List. Current liability in the 2026/2027 business rate year can be established by contacting City of York Council's Business Rates Section using **Tel:** 01904 551140 or **E:** business.rates@york.gov.uk

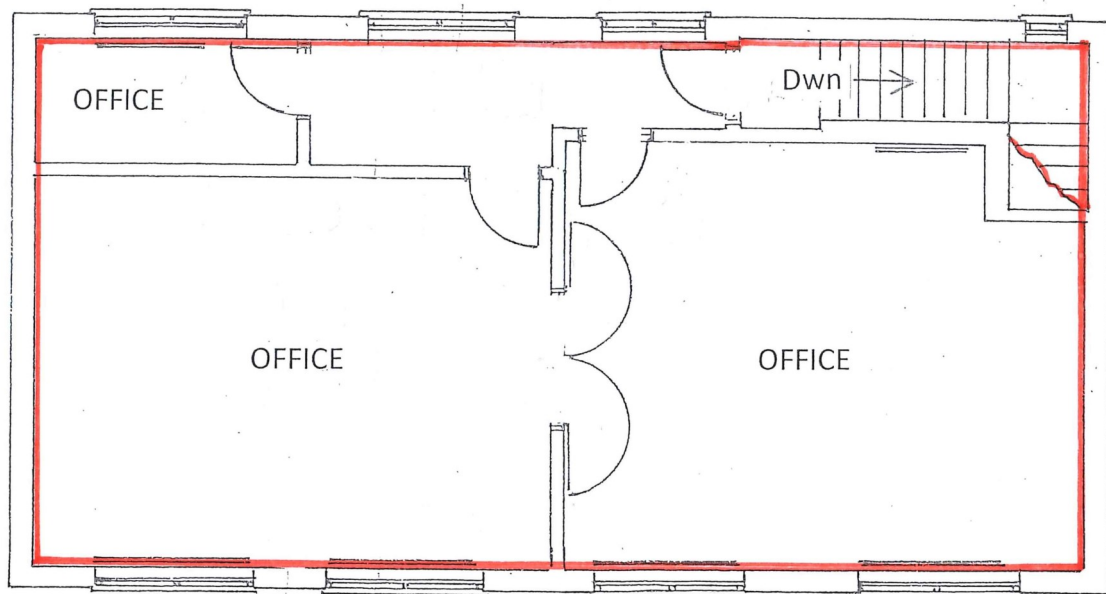
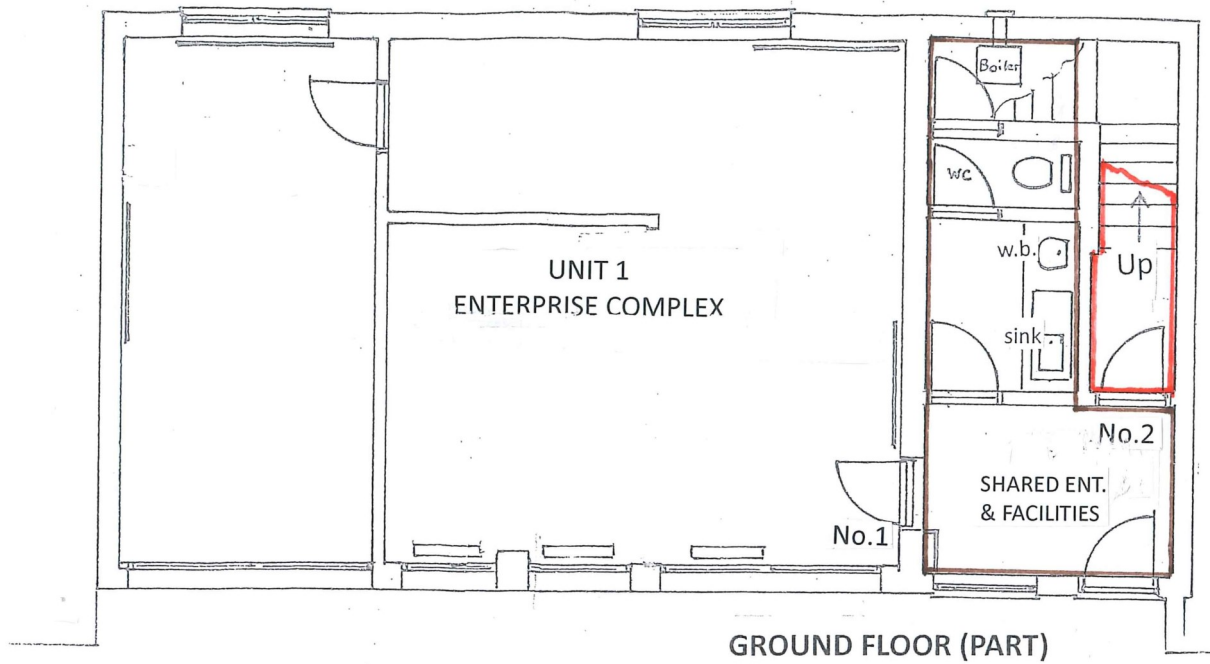
LEASE TERMS

The suite will be available on a new lease for 3 years (or multiples of 3 years) with the Tenant responsible for internal repair and decoration. Under lease terms, the Landlord recovers a proportionate part of the annual building insurance premium (£496.72 + VAT in the 2026/2027 insurance year), charges for gas and electricity (monthly) for water (quarterly), and the costs incurred in the repair and maintenance of the building of which the office suite is part (when incurred). Each party will be responsible for its own legal costs. Any parking space that may be available will be taken by separate annual licence.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate for the property is available (Cert. No. 1116-5056-0190-2115-0179) expiring on 27 August 2035. The Energy Rating is 'C'.

APPROXIMATE FLOOR PLAN



FIRST FLOOR OFFICE SUITE – UNIT 2 ENTERPRISE COMPLEX

IMPORTANT NOTICE

These particulars are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole of any part of an offer or contract. 2. No Employee of Blacks Property Consultants Ltd has any authority to make or give any representation or warranty or enter into any contract. 3. Dimensions are approximate only and descriptions are given without responsibility on the part of the Agents, the Vendors or Lessors. 4. Reference to any equipment including services, installations, machinery, etc., does not constitute a representation of adequacy, efficiency or condition. 5. All references to price or rent exclude V.A.T. which may apply and any offer made or received will be deemed to be exclusive of V.A.T. 6. Dimensions, rating assessments, business rate liability or liability for levies, the occupancy of the subject or neighbouring properties, may from time to time change. 7. Personal inspection and the taking of independent professional advice is essential before entering into a contract. 8. We strongly suggest that the availability of this property or others should be checked before travelling to view.

Updated 07-05-2026