

TO LET

GROUND FLOOR OFFICE

1,760 SQ FT



**UNIT 5 ARABESQUE HOUSE
MONKS CROSS DRIVE
YORK
YO32 9GW**

LOCATION

Arabesque is situated at Monks Cross North, approximately 2 miles north east of York City Centre adjacent to Monks Cross Shopping Park.

Nearby occupiers include a variety of Office, Retail and Leisure occupiers including Sainsburys, M&S, Starbucks, McDonalds, Taco Bell, Pizza Hut, Cooplands, Greggs and Costa Coffee to name a few.

DESCRIPTION

The unit provides a ground floor office awaiting refurbishment.

SIZE

The property provides the following approximate Net Internal Area:-

Ground Floor - 1,760 sq ft

RENT

The unit is available at a rent of £11 per sq ft (19,340 per annum exclusive).

SERVICE CHARGE

There is a service charge payable of £6,160 per annum.

LEASE TERMS

The property is available on a new effective full repairing and insuring lease. Incentives are available.

BUSINESS RATES

The property has recently been split and hence will need to be reassessed by the VOA.

Interested parties are advised to make their own enquiries in this regard.

EPC

The property is awaiting reassessment following refurbishment.

VAT

If applicable VAT will be charged at the standard rate.

LEGAL COSTS

Each party are responsible for their own legal costs incurred as a result of any transaction.

FURTHER INFORMATION / VIEWING

CARTER TOWLER
01904 217 941

Miles Lawrence
mileslawrence@cartertowler.co.uk
07711 868 336

COLENZO
01904 682 800

James Ratcliffe MRICS
jr@colensproperty.com
07889 256010

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