

TO LET

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First Floor Unit 1 Arabesque House
Monks Cross Drive, York YO32 9GW

2,810 sq ft



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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 first floor office recently refurbished to a high standard with new carpet tile flooring, suspended ceiling with integral LED lighting, perimeter trunking, self contained WC's and a self contained kitchen.

SIZE

The property provides the following Net Internal Areas;

Floor	Sq Ft	Sq M
First	2,810	261
Total	2,810	261

RENT

The unit is available at a rent of £14 psf (£39,340 per annum exclusive).

SERVICE CHARGE

There is a service charge payable of £12,131.60 per annum.

LEASE TERMS

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

BUSINESS RATES

The VOA website states that the subject property has a rateable value of £25,500.

This equates to rates payable of £12,724 per annum when applying the small business rates multiplier of 49.9p.

Interested parties are advised to make their own enquiries with the local authority to verify this information.

EPC

The property is awaiting reassessment following refurbishment.

VAT

If applicable 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.

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