



Location

Isis Court is situated on Ouseacres off Boroughbridge Road, 2 miles north west of York City Centre. Isis Court is in close proximity to York's outer ring road which provides access to A19, A59 and A64.

Description

The premises forms part a modern office development consisting of approximately 20 office units and is the end unit of three adjoining two storey office buildings. The property benefits from double glazed windows, gas central heating, fully carpeted office areas and a platform lift.

Accommodation

The premises provide the following approximate net floor areas:

<i>Ground floor offices</i>	<i>45.5 sq m</i>	<i>490 sq ft</i>
<i>First floor offices</i>	<i>65 sq m</i>	<i>710 sq ft</i>
<i>Male & Female WC</i>		
Total	110.5 sq	1,200 sq ft

Four car parking spaces are allocated to the building.

Service Charge

A management company is in place to maintain and repair the common parts of the estate the cost of which will be recovered from the tenants on a Pro Rata basis.



Terms

The property is available by way of a new full repairing and insuring lease at an initial rent of £15,500 per annum.

The landlord would consider a sale of the property For offers in the region of £200,000.

EPC

C 51-75

72 This is how energy efficient the building is.

Rateable Value

We understand the property is assessed for ratings purposes as follows:

Rateable value £12,000

Rates payable £6,187

(This property is eligible for small business rates relief)

VAT

All costs are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

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