



Location

The property is situated on Lawrence Street, adjacent to its junction with James Street in an established business location, approximately 1.3 miles east of York city centre.

Notable occupiers within the vicinity include ATS service centre, Pickford storage, First Bus, Elvington Floorcraft and Waitrose supermarket.

Description

The office is open plan and situated on First Floor of a modern, purpose built office / retail block.

There is disabled access via a stair lift and gas central heating.

Accommodation

The property can be arranged as three separate office suites or taken as a combination of two or three.

The accommodation provides the following net internal floor areas;

<i>Office Suite A</i>	<i>625 sq ft</i>
<i>Office Suite B</i>	<i>635 sq ft</i>
<i>Office Suite C</i>	<i>1,100 sq ft</i>
Total	2,360 sq ft

*Communal entrance lobby / stairs
Shared W/C*

Services

Mains electricity, water and drainage are connected.



EPC

An EPC has been commissioned.

Lease Terms

The property is offered on a ten year lease subject to rent review at the end of the fifth year on effective full repairing and insuring terms.

Rent

Office Suite A	£10,000 per annum
Office Suite B	£10,000 per annum
Office Suite C	£16,000 per annum

Service Charge

A Service Charge is applicable in addition to the rent, charged on an ad hoc basis.

Rates

A ratings assessment is due.

Car Parking

Suites A & B are allocated 1 car parking space each, Suite C is allocated 2 two car parking spaces.

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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