

SUITE 2B, 18 BACK SWINEGATE, YORK, YO1 8ZD

TO LET OFFICE SPACE

**STAPLETON
WATERHOUSE**



Location

Back Swinegate is situated in the heart of York city centre, close to the popular areas of Stonegate and Swinegate and a short walk from York Minster. The surrounding properties form a mixture of offices, high end retail, and leisure.

Notable occupiers within the vicinity include Browns department store, Slug and Lettuce, Mulberry, The White Company and The Botanist.

Description

The office is open plan and situated on the First Floor of a modern, purpose built office/retail block. There is an intercom entry system to the building, a communal waiting area in the main foyer, disabled access to all floors via a lift and air conditioning.

01904 622226

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Accommodation

The unit provides the following approximate dimensions and net floor areas:

*Second Floor Office 1,400 sq ft
Communal Entrance Lobby
Shared W/C and Showers*

Services

Mains electricity, water, drainage are connected to the property.

Planning

The property is not listed but it is situated within a conservation area.

Use Class E - Office use as designated under the new Use Class Order (2020).

EPC

76-100

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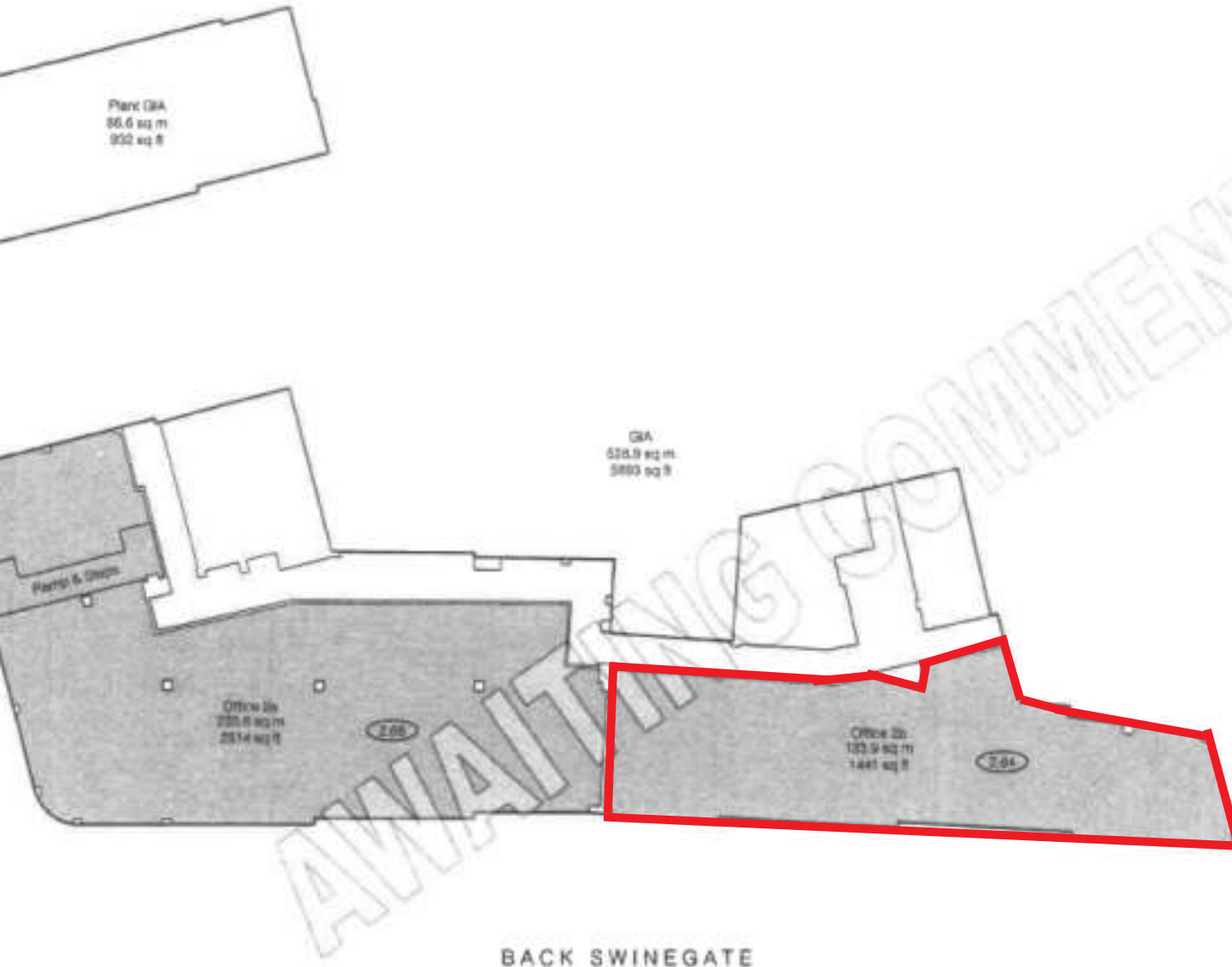
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Lease Terms

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

Service Charge

A Service charge is applicable in addition to the rent, this is approximately £9 / sq ft plus utilities and subject to annual review and reconciliation.

Rent

£18,900 per annum plus VAT

Rates

We understand that the office unit is assessed for rating purposes as follows:

Rateable Value: £13,000

Rates Payable: £6,400

Rates Payable: Based on the above, we expect that 100% small business allowance will be available.

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VAT

All costs exclusive of VAT.

Legal Costs

Tenant will be responsible for their own legal cost incurred in the transaction and will also be required to make a contribution towards the Council's costs in the region of £1,250.

Further Information

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