

**SUITE 2F, SWINEGATE COURT EAST, YORK, YO1 8AJ**

**TO LET OFFICE SPACE**

**STAPLETON  
WATERHOUSE**



#### Location

Swinegate Court East 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 Second Floor of a modern, purpose built office / retail block. There is an intercom entry system to the building, disabled access to all floors via a lift and communal toilets and shower rooms.

#### Accommodation

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

*First Floor Office*

*790 sq ft*

**01904 622226**

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#### Services

Mains electricity, water, drainage, gas and fibre broadband 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



#### Lease Terms

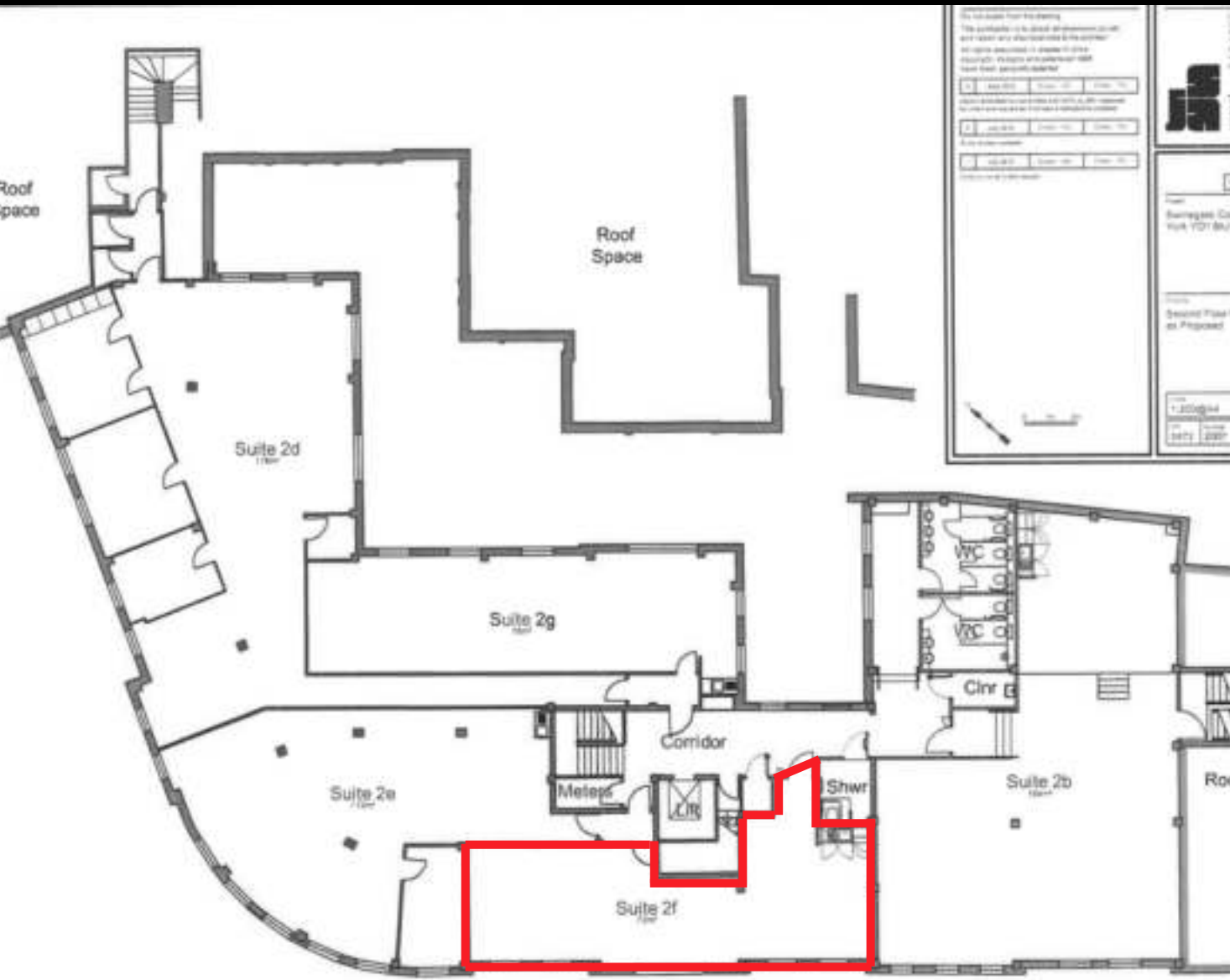
The property is offered on a five-year lease subject to rent review at the end of the fifth year on effective full repairing and insuring terms.

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### Service Charge

A Service charge is applicable in addition to the rent, this is approximately £7/ sq ft plus utilities and subject to annual review and reconciliation.

### Rent

£12,000 per annum plus VAT

### Rates

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

Rateable Value: £6,300

Rates Payable: £3,087

*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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