

**UNIT 4 OMEGA, MONKS CROSS BUSINESS PARK,
YORK, YO32 9GZ**

FIRST FLOOR OFFICE TO LET

**STAPLETON
WATERHOUSE**



Location

This office development is located at Monks Cross North, a well established and sought after business location comprising high quality office and hi-tech properties, approximately 2 miles north east of York city centre and close to the A1237 Ring Road and the A64 by-pass.

Within walking distance there are a wide range of retail occupiers such as M&S, Primark, ASDA, Sports Direct, and many others.

Description

Omega 4 comprises an end-terrace, self-contained, high quality, 2-storey office buildings.

We are able to offer the first floor which provides the following specification:

- Open Plan
- Full Raised Access Floor
- Comfort Cooling
- Suspended Ceiling with Inset Lighting
- Lift Access
- Male/Female Accessible WC's
- Onsite Parking

www.stapletonwaterhouse.com

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Accommodation

The unit provides the following approximate net internal floor areas:

First Floor 1,655 sq ft

Rent

Available upon application.

Services

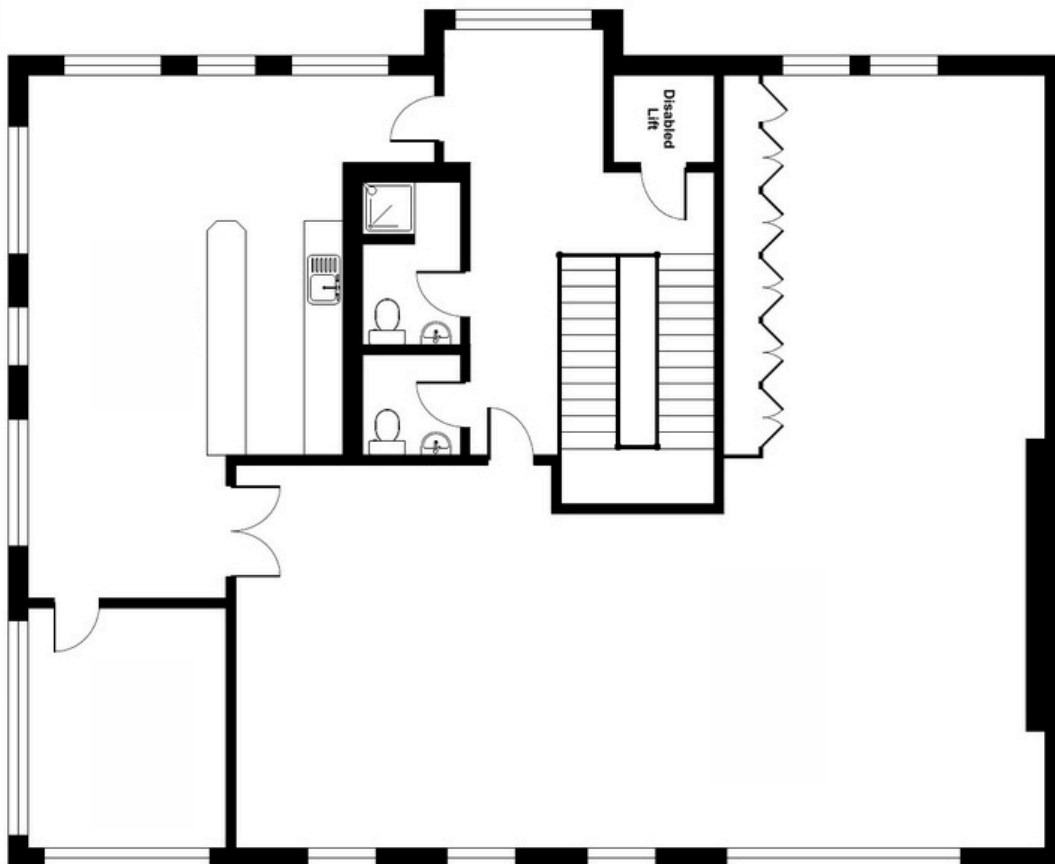
Mains electricity, water and drainage are connected to the property.

Planning

The current use is an office, designated as Class E, under the new Use Classes Order (2020).

EPC

To be commissioned.



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Lease Terms

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

Service Charges

The Tenant is responsible for paying a service charge for the management, upkeep and servicing of the internal and external common areas.

VAT

All costs exclusive of VAT.

Rates

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

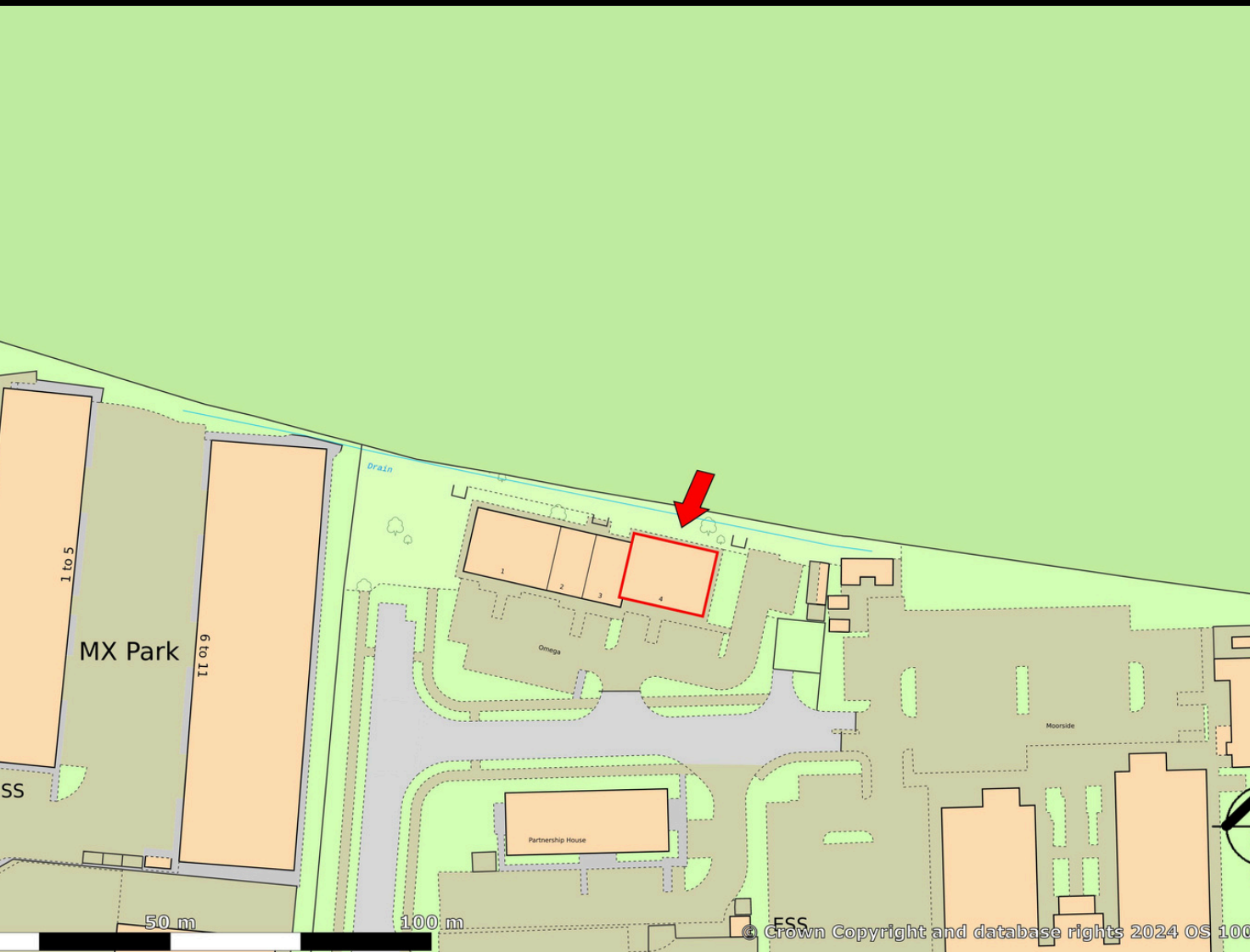
Rateable Value: £23,500

Rates Payable: £11,515

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Legal Costs

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

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

Alastair Gill
alastair@stapletonwaterhouse.com
01904 622226

Joint Agent

Andrew McBeath
andrew@mcbeathproperty.co.uk
01904 692929

www.stapletonwaterhouse.com

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