

PARK 18TWENTY, OSBALDWICK, YORK, YO19 5GS

NEW BUILD OFFICES TO LET

**STAPLETON
WATERHOUSE**



Location

The premises are located on Murton Way, approximately three miles east of York City Centre, close to the junction of Osbaldwick link road and the A1079, Hull Road, providing easy access to the A64.

Nearby occupiers include NHS, DJ Electronic Manufacturing Partners, Cycloops Electronics and William Birch and Sons.

Description

The property will provide new high quality open plan office accommodation over 3 floors. Each suite will benefit from the following specifications:

- Full Access Raised Floors
- Suspended Ceilings
- LED Lighting
- Combined Comfort Cooling and Heating System
- Passenger Lift

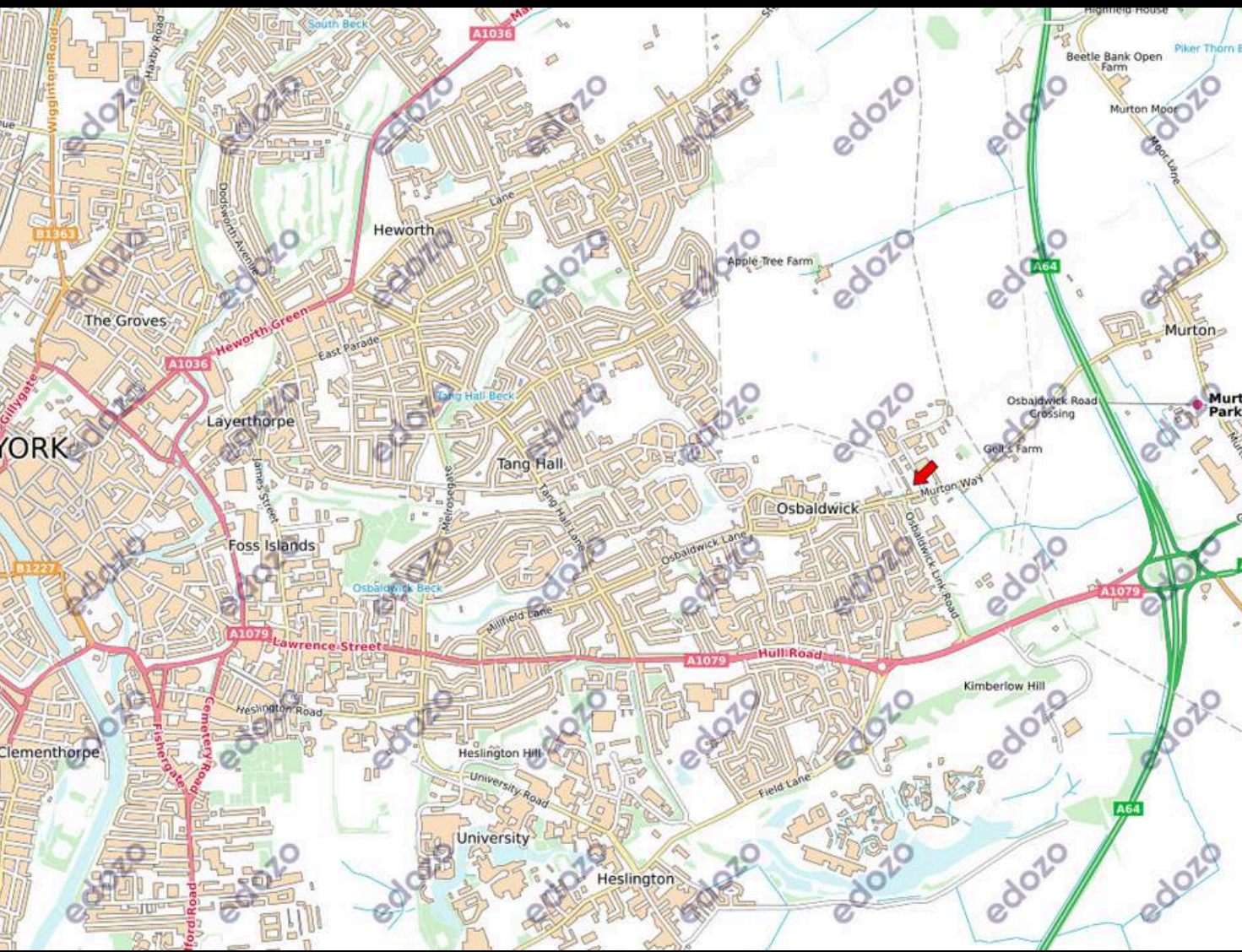
It is anticipated the scheme will be completed by Q2/3 2025.

www.stapletonwaterhouse.com

PARK 18TWENTY, OSBALDWICK, YORK, YO19 5GS

NEW BUILD OFFICES TO LET

STAPLETON WATERHOUSE



Services

Mains, electricity and drainage included.

Accommodation

The units provides the following approximate net internal floor areas:

Ground Floor

Suite 1A	990 sq ft
Suite 2A	2,482 sq ft

First Floor

Suite 1B	990 sq ft
Suite 2B	3,520 sq ft

Second Floor

Suite 1C	1,039 sq ft
----------	-------------

Each suite is provided with dedicated car parking and bicycle parking.

Planning

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

www.stapletonwaterhouse.com

PARK 18TWENTY, OSBALDWICK, YORK, YO19 5GS

NEW BUILD OFFICES TO LET

STAPLETON WATERHOUSE



EPC

To be commissioned.

Rates

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

Rateable Value: To be commissioned.

Rates Payable: To be commissioned.

Rent

Available upon application.

Terms

New leases on full internal and repairing and insuring terms. Lease length to be negotiated.

VAT

All costs exclusive of VAT.

www.stapletonwaterhouse.com

PARK 18TWENTY, OSBALDWICK, YORK, YO19 5GS

NEW BUILD OFFICES TO LET

STAPLETON WATERHOUSE

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

2 Bar Lane, York, YO1 6JU
01904 622 226



Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

www.stapletonwaterhouse.com