

**UNIT 7, YORK BUSINESS PARK
10 GREAT NORTH WAY, YORK, YO26 6RB**

TWO STOREY OFFICE UNIT TO LET

**STAPLETON
WATERHOUSE**



Location

The property is located on Great North Way, York Business Park, approximately 2 miles to the North West of York City Centre and with excellent access to the A1237 York ring road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

The surrounding area is mixed use in nature comprising a range of offices, industrial and retail, forming an established commercial centre on the outskirts of York.

Description

The property comprises a 2-storey detached office unit providing modern, refurbished accommodation benefitting from carpeted full access raised floors, suspended ceilings incorporating inset lighting and gas fired central heating.

Accommodation

The property has the following net internal floor areas:

<i>Ground Floor</i>	<i>2,530</i>
<i>Fist Floor</i>	<i>2,580</i>
Total	5,110

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Parking

The unit comes with 25 dedicated parking spaces.

Services

Mains, electricity, gas, water and drainage connected.

EPC

To be commissioned.

Planning

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

Rates

Rateable Value: £42,635

Rates Payable: £20,891.15

Rent

Available upon application.

Lease Terms

Offered on a new full repairing and insuring lease.

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VAT

All costs exclusive of VAT.

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

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