

UNIT 1 DEVONSHIRE COURT, YORK, YO30 5PQ

OFFICE TO LET

**STAPLETON
WATERHOUSE**



Location

The premises are located on Green Lane, less than 3 miles to the North of York City Centre.

Devonshire Court is close to the northern ring road providing good road connections to the A64, A19 and A59. Green Lane itself lies south of the established commercial location of Clifton Moor Business Park.

Nearby occupiers include Gray Community Care, DCS & D, Bright Care Beginnings Child Care and , Agency and Harrison Signs.

Description

The property provides a three storey office building of traditional brickwork construction under a pitched clay pantile roof. Internally the property provides open office accommodation with carpeted floors, perimeter trunking plaster and painted walls and ceilings, with surface mounted lighting along with kitchen and WC facilities.

Externally, there are 6 dedicated parking spaces available.

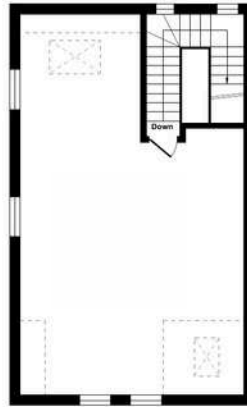
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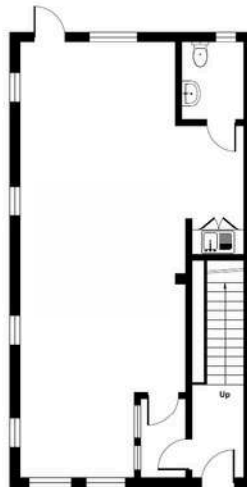
Green Lane, Clifton, York, YO30



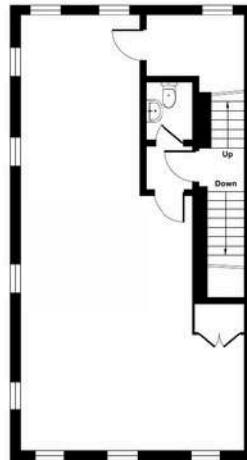
SECOND FLOOR



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Stapleton Waterhouse Ltd. REF: 1158687

Accommodation

The unit provides the following approximate net internal floor areas:

<i>Ground Floor</i>	<i>520 sq ft</i>
<i>First Floor</i>	<i>465 sq ft</i>
<i>Second Floor</i>	<i>355 sq ft</i>

Total **1,340 sq ft**

Rent

£16,000 per annum.

Planning

The property is not listed, nor is it in a conservation area.

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

Services

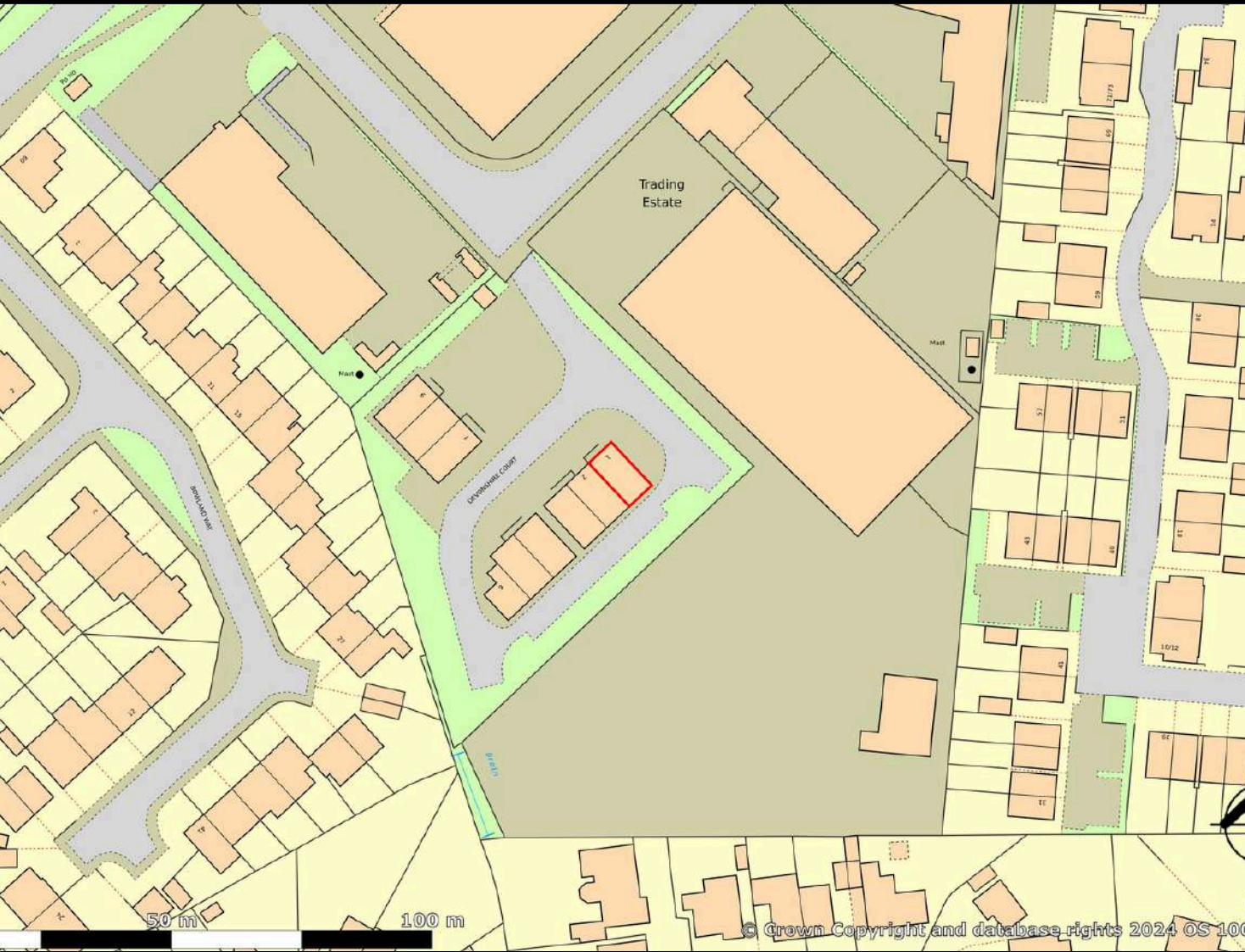
Mains electricity, water and drainage are connected to the property.

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EPC

76-100

D

83 D

Lease Terms

The property is offered by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All costs exclusive of VAT.

Rates

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

Rateable Value: £15,750

Rates Payable: £7,717.50

Legal Costs

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

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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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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.

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