

**UNIT 5, ALPHA COURT, MONKS CROSS DRIVE,  
YORK, YO32 9WN**

**FOR SALE WITH VACANT POSSESSION (MAY 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

Unit 5 Alpha Court comprises a recently refurbished self-contained, 2-storey, high quality office building.

The property provides the following specification:

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

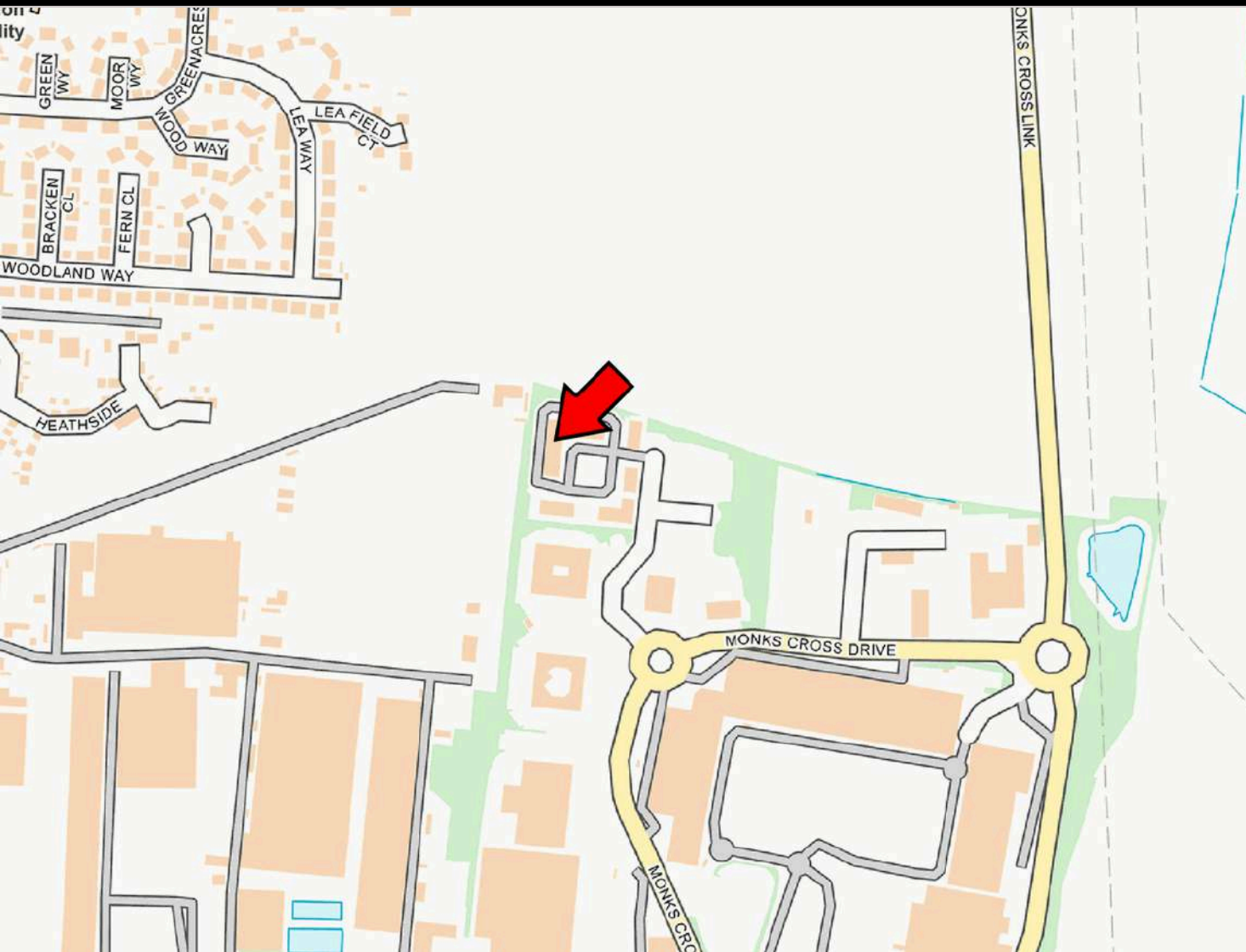


[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

**UNIT 5, ALPHA COURT, MONKS CROSS DRIVE,  
YORK, YO32 9WN**

**FOR SALE WITH VACANT POSSESSION (MAY LET)**

# STAPLETON WATERHOUSE



## Accommodation

The accommodation provides the following approximate area:

<i>Ground Floor</i>	<i>3,610 sq ft</i>
<i>First Floor</i>	<i>3,635 sq ft</i>
<b>Total</b>	<b>7,245 sq ft</b>

## Tenure

Long leasehold (effective freehold) with vacant possession.

May let.

## Services

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

## Rates

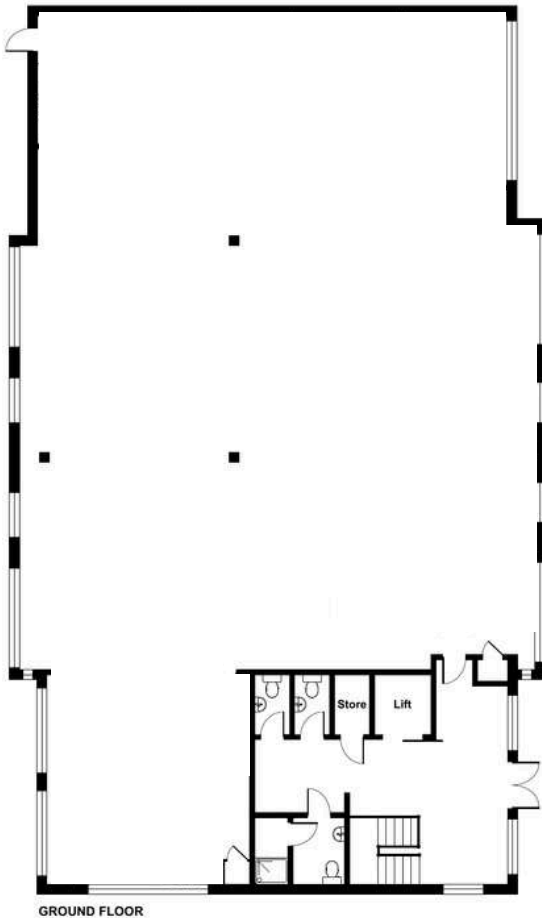
Interested parties should make their own enquiries with City of York Council.

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

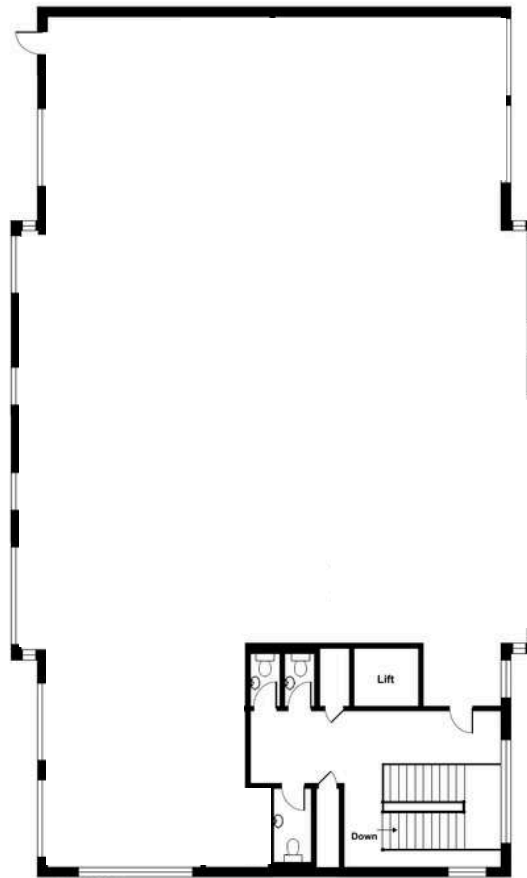
UNIT 5, ALPHA COURT, MONKS CROSS DRIVE,  
YORK, YO32 9WN

FOR SALE WITH VACANT POSSESSION (MAY LET)

STAPLETON  
WATERHOUSE



GROUND FLOOR



FIRST FLOOR

EPC

To be commissioned with the expectation that the rating will be a B.

Planning

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

Price

£1.45m exclusive of VAT.

VAT

All costs exclusive of VAT.

Legal Costs

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

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](http://www.stapletonwaterhouse.com)

**UNIT 5, ALPHA COURT, MONKS CROSS DRIVE,  
YORK, YO32 9WN**

**FOR SALE WITH VACANT POSSESSION (MAY LET)**

**STAPLETON  
WATERHOUSE**



**Further Information**

Alastair Gill  
alastair@stapletonwaterhouse.com

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

**Joint Agent**

Matthew Tootell  
matthew.tootell@pph-commercial.co.uk

Independence House  
Millfield Lane, Nether Poppleton  
York, YO26 6PH  
01904 276 017

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](http://www.stapletonwaterhouse.com)**