

# UNIT 3 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 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 on the ground floor and is split into two office areas at first floor. The space benefits from carpeted floors, electric radiators, plaster and painted walls and ceilings, with surface mounted lighting along with kitchen and WC facilities.

Externally, there are 4 dedicated parking spaces available.



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### Accommodation

The unit provides the following approximate net internal floor areas:

<i>Ground Floor</i>	<i>495 sq ft</i>
<i>First Floor</i>	<i>455 sq ft</i>
<b>Total</b>	<b>950 sq ft</b>

### Rent

£11,500 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

26-50

**B**

41 B

### 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:

Ground Floor Rateable Value: £11,500  
Ground Floor Rates Payable: £5,738.50

First Floor Rateable Value: £25,800  
First Floor Rates Payable: £2,894.20

### 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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