

EAST COST HOUSE, 25 SKELDERGATE, YORK, YO1 6DH

590 - 6,385 SQ FT OFFICES TO LET

STAPLETON WATERHOUSE

Location

Discover your business's new home at East Coast House, strategically positioned along the River Ouse in York's vibrant city centre. Step outside and you're moments from York Minster and The Shambles, with York Railway Station just a 10-minute walk away.

The City of York has a dynamic and well-balanced economy is well placed to benefit from inward investment over the coming years.

Major occupiers include Nestle, Network Rail, Aviva and Hiscox Insurance . The City also has two of the most outstanding universities.

What sets this location apart is the everyday convenience. Start your morning with riverside views, enjoy lunch at waterside cafés or host clients in the area's excellent restaurants. The blend of contemporary offices, apartments, and social venues creates an environment where business and lifestyle connect naturally.



01904 622226

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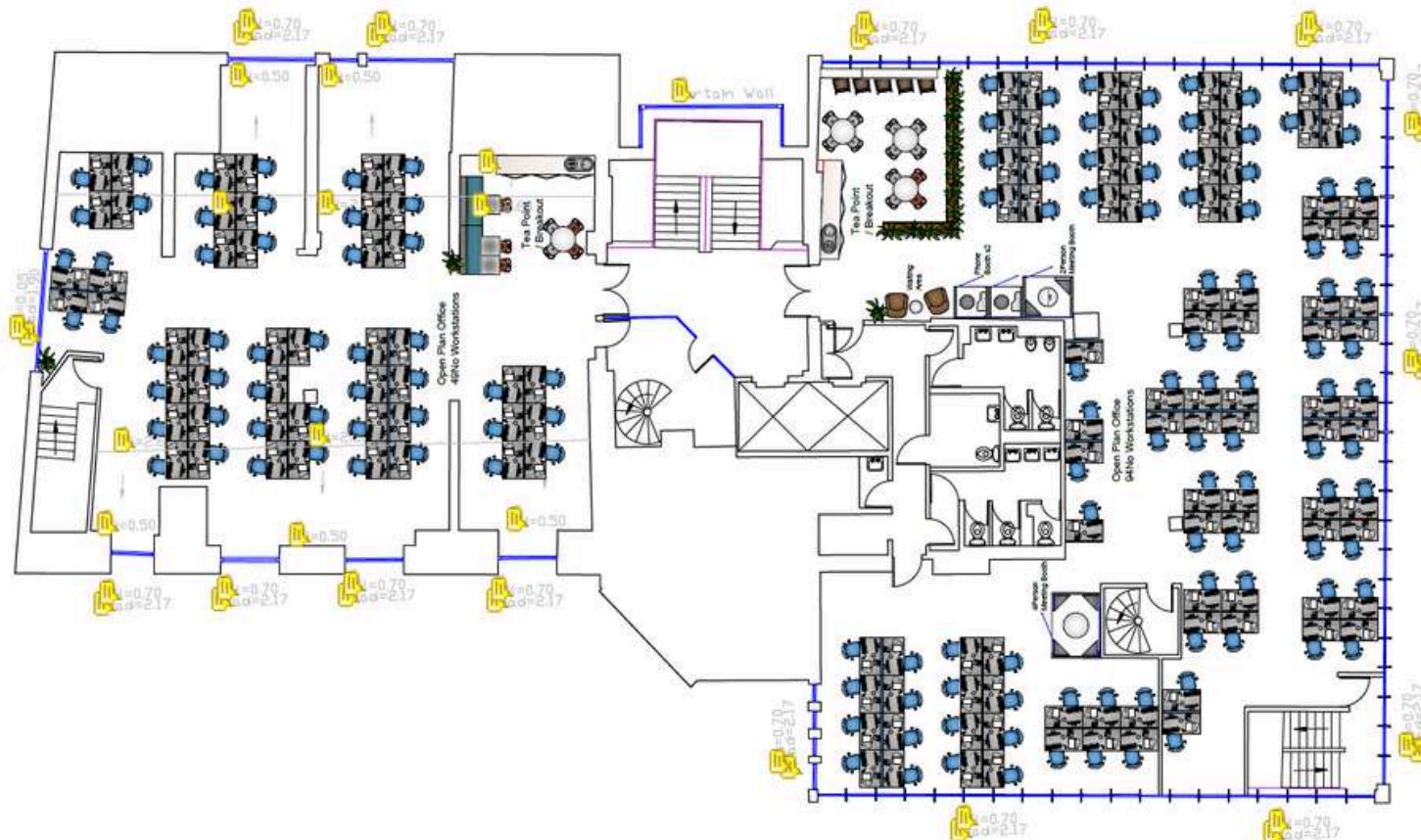
Description

East Coast House is York's newest premium workspace, launching Summer 2025 riverside. This 3-storey building serves businesses from solo entrepreneurs to large enterprises. The second floor and 'Crow's Nest' are now available which once fully refurbished will offer high quality open plan accommodation, benefitting from full access raised floors and air conditioning.

Bespoke fitout packages can be arranged to suit your business needs and benefits from the complement of packages (where required) on offer with the Wizu workspace which provides private offices, coworking areas, and high-spec meeting rooms with cutting-edge technology. Whether plug-and-play or fully customized, it adapts to your needs. An onsite team manages all details, creating a professional environment with flexible terms and scalable solutions for modern business needs.

Planning

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



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Accommodation

The accommodation provides the following approximate area:

2nd Floor Areas

- Left Wing 3,540 sq ft
- Right Wing 2,255 sq ft
- Crows Nest 590 sq ft

Total 6,385 sq ft

EPC

To be commissioned.

Rates

To be assessed.

Rent

Available on application.

Terms

The offices are available to let by way of new effective full repairing and insuring leases on terms to be agreed.

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VAT

All costs are 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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