

**1 MAPLE HOUSE, NORTHMINSTER BUSINESS PARK  
WYKEHAM ROAD, YORK, YO26 6QW**

**1,275 SQ FT OFFICES TO LET**

**STAPLETON  
WATERHOUSE**

**Location**

The premises are located on Wykeham Road, within the prestigious Northminster Business Park, located approximately 3 miles to the east of York city centre and within a short walk of the village of Poppleton which provides local amenities and Poppleton railway station.

As such the property is located immediately off the A59 York – Harrogate road and close to A1237 Ring Road, which provides easy access to A64, A19 and hence the national road network.

Nearby occupiers include: Pavers, McCarthy & Stone, Newtons Solicitors and Unilabs.

**Description**

The property is a 2-storey end terrace self-contained office building of traditional brick and block construction under a pitched and hipped tiled roof, with feature glazed entrance way.

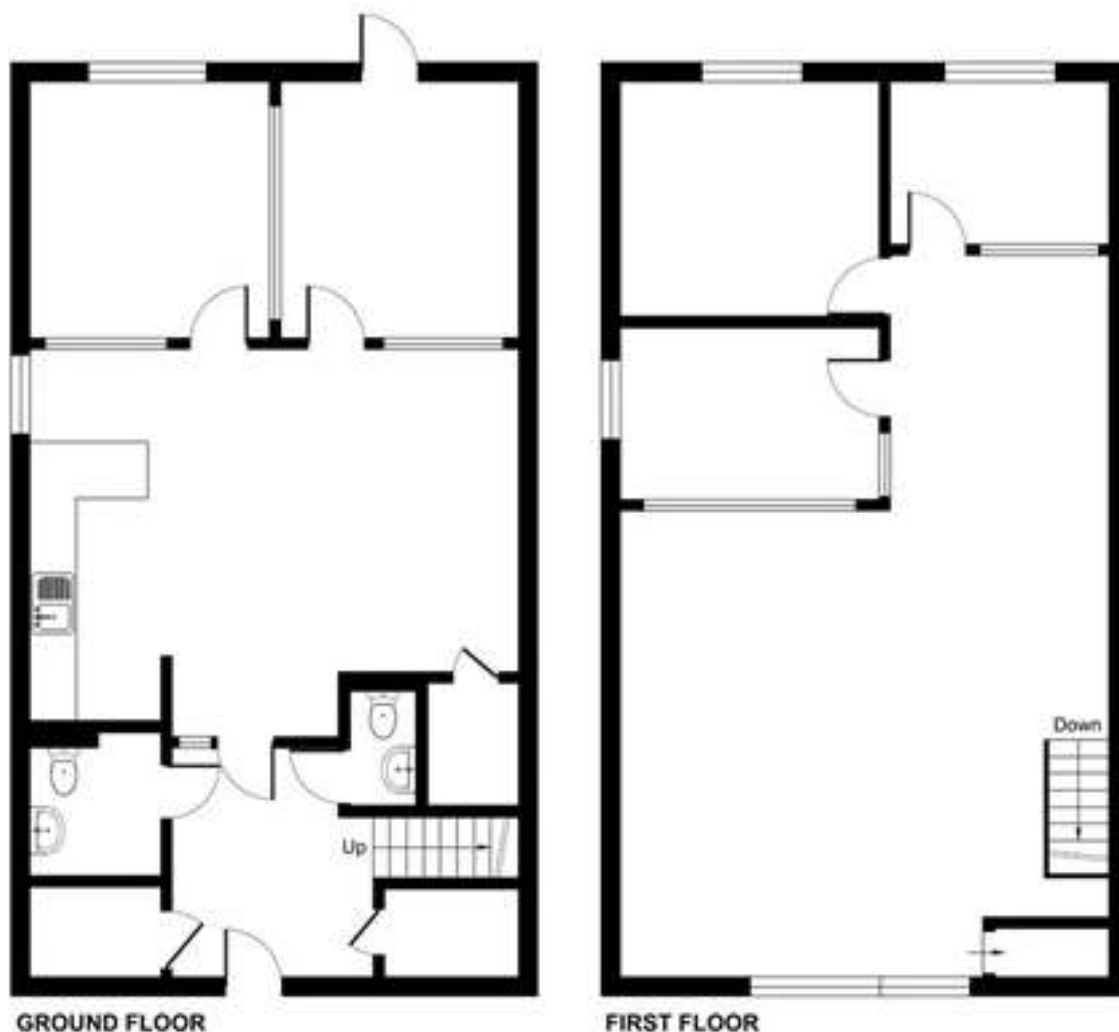


**[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)**

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Internally the property provides open plan office space over ground and first floor, split with demountable partitioning to suit the previous occupiers requirements.

The accommodation benefits from full accessed raised floors, plaster & painted walls and suspended ceiling with inset lighting. Heating is by way of a gas fired wet radiator system. A well-appointed kitchen facility providing low and high level fitted units is located within ground floor office space.

Externally, the property benefits from the provision of 5 dedicated car parking spaces with access to two EV charging points.

**Accommodation**

The property has the following net internal floor areas:

<i>Ground Floor</i>	<i>545 sq ft</i>
<i>First Floor</i>	<i>730 sq ft</i>
<b>Total</b>	<b>1,275 sq ft</b>

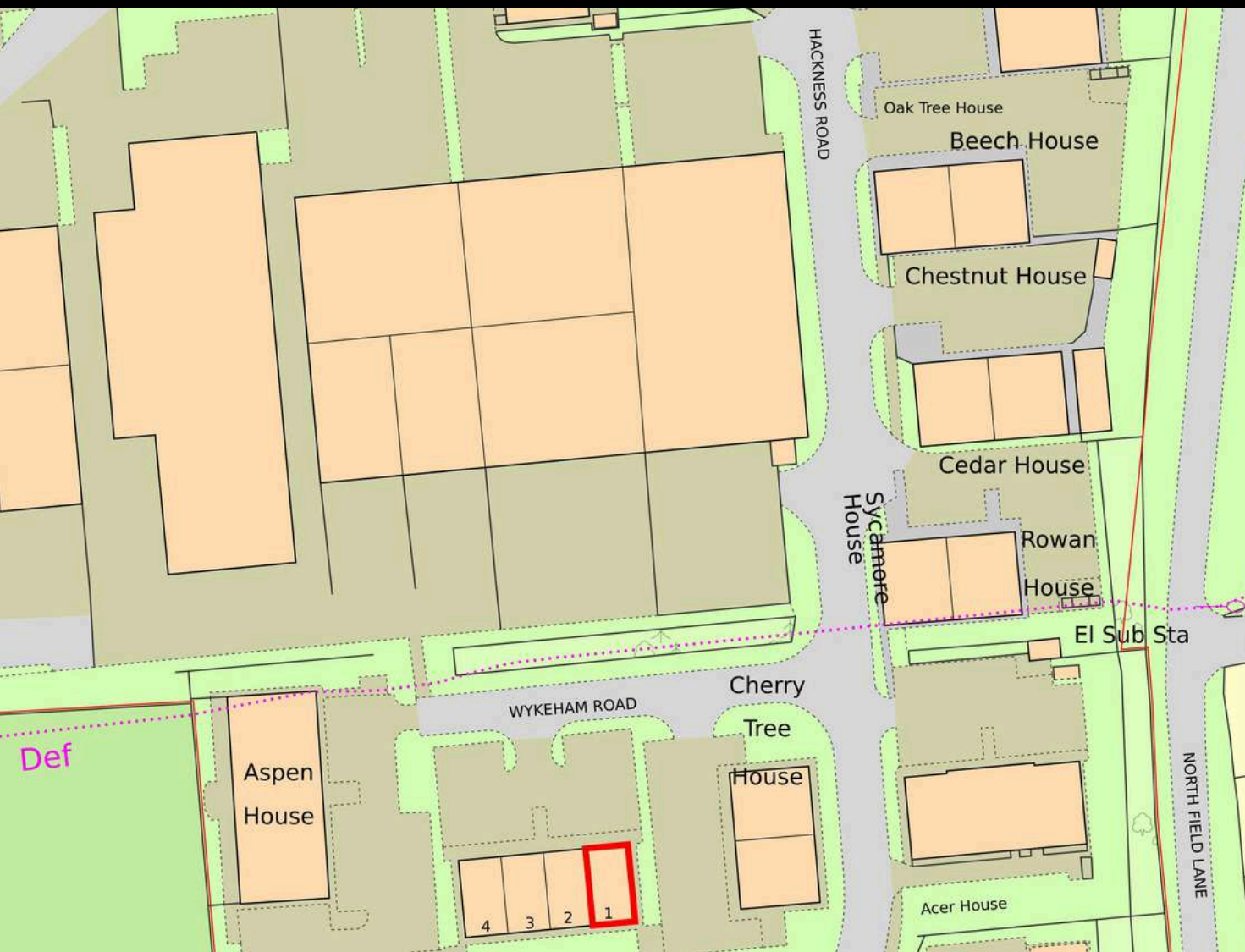
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**Services**

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

**EPC**

1 Maple House 51 C

**Planning**

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

**Business Rates**

Rateable Value £11,250  
Rates Payable £5,614

**Rent**

£20,500 per annum exclusive.

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**Lease Terms**

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

**VAT**

All costs exclusive of VAT.

**Legal Costs**

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



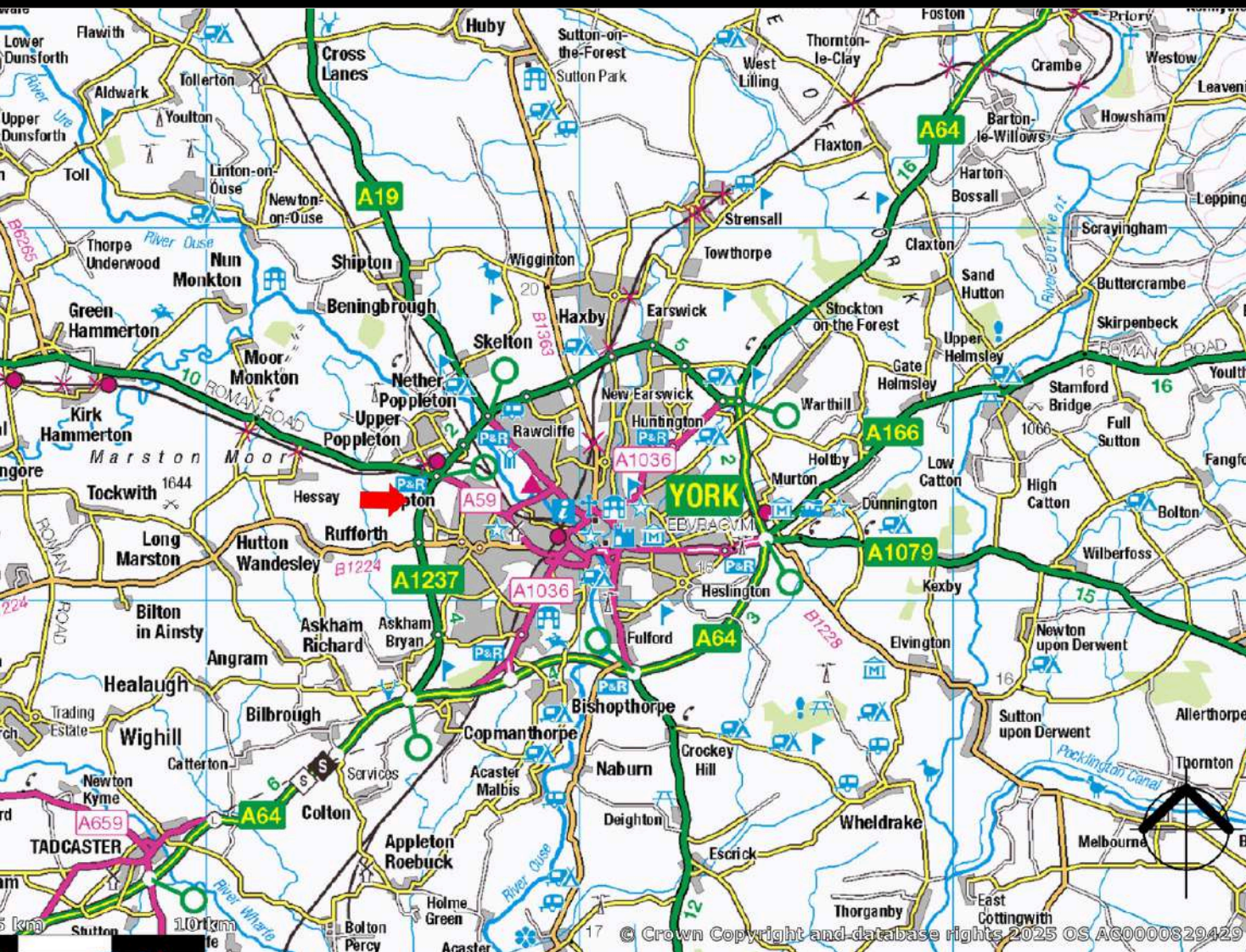
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### RICS Code for Leasing Premises

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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