

**BOX TREE HOUSE, NORTHMINSTER BUSINESS PARK
HACKNESS ROAD, YORK, YO26 6QU**

OFFICE INVESTMENT FOR SALE

STAPLETON
WATERHOUSE

Location

The premises are located on Hackness Road, within the prestigious Northminster Business Park.

As such the property is located immediately off the A59 York – Harrogate road and close to A1237 Ring Road, which provides rapid access to A64 (A1) and A19.

Nearby occupiers include: Pavers, McCarthy & Stone, Newtons Solicitors and York Bioanalytical Solutions.

Description

The building is constructed of brick under a pitched tile covered roof. The windows are double glazed.

There are male and female WCs, together with kitchen. Heating is via a gas fired boiler.



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Accommodation

The property has the following net internal floor areas:

Ground Floor	1,635 sq ft
First Floor	1,655 sq ft
Total	3,290 sq ft

Services

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

Parking

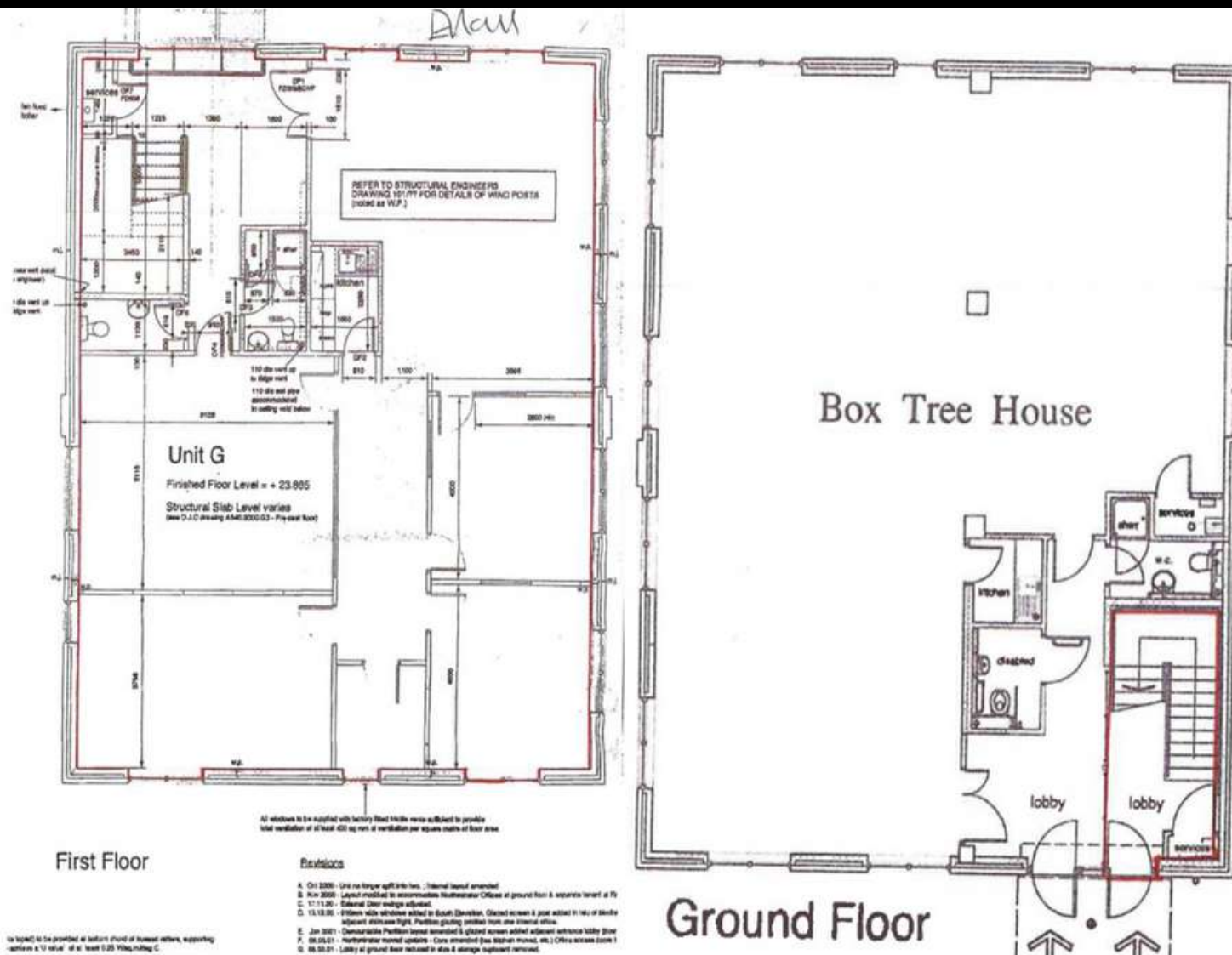
The property is serviced by 12 car parking spaces.

Planning

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

Tenure

The property is long leasehold.



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Tenancy

The ground floor of the property is let to Royal Mencap Society by way of a 6 year Effective FRI lease commencing 2 March 2025. The current passing rent is £26,150 (£16 / sq ft) per annum. There is a Tenant option to break their lease on the 2nd and 4th year anniversaries of the term. There is an open market rent review on the third anniversary of the term. Their CreditSafe score is 83 with an International Score of A.

The first floor of the property is let to Torque Law LLP by way of a 5 year Effective FRI lease commencing 1 August 2025. The current passing rent is £25,000 (£15.10 / sq ft) per annum. There is a fixed up loft in the rent on the 3rd anniversary of the term to £26,250 (£15.86 / sq ft) per annum. There is a tenant option to break the lease on the 3rd anniversary of the term. Their CreditSafe score is 60 with an International Score of B.

A copy of the leases are available upon request.



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Price

The property is available at a price of £600,000 exclusive of VAT. This reflects a net initial yield of 8.12% taking into account usual purchasers costs of 5.05%.

VAT

All costs of exclusive of VAT.

Rates

Ground Floor
Rateable Value: £14,500
Rates Payable: £7,105

First Floor
Rateable Value: £14,500
Rates Payable: £7,105

EPC

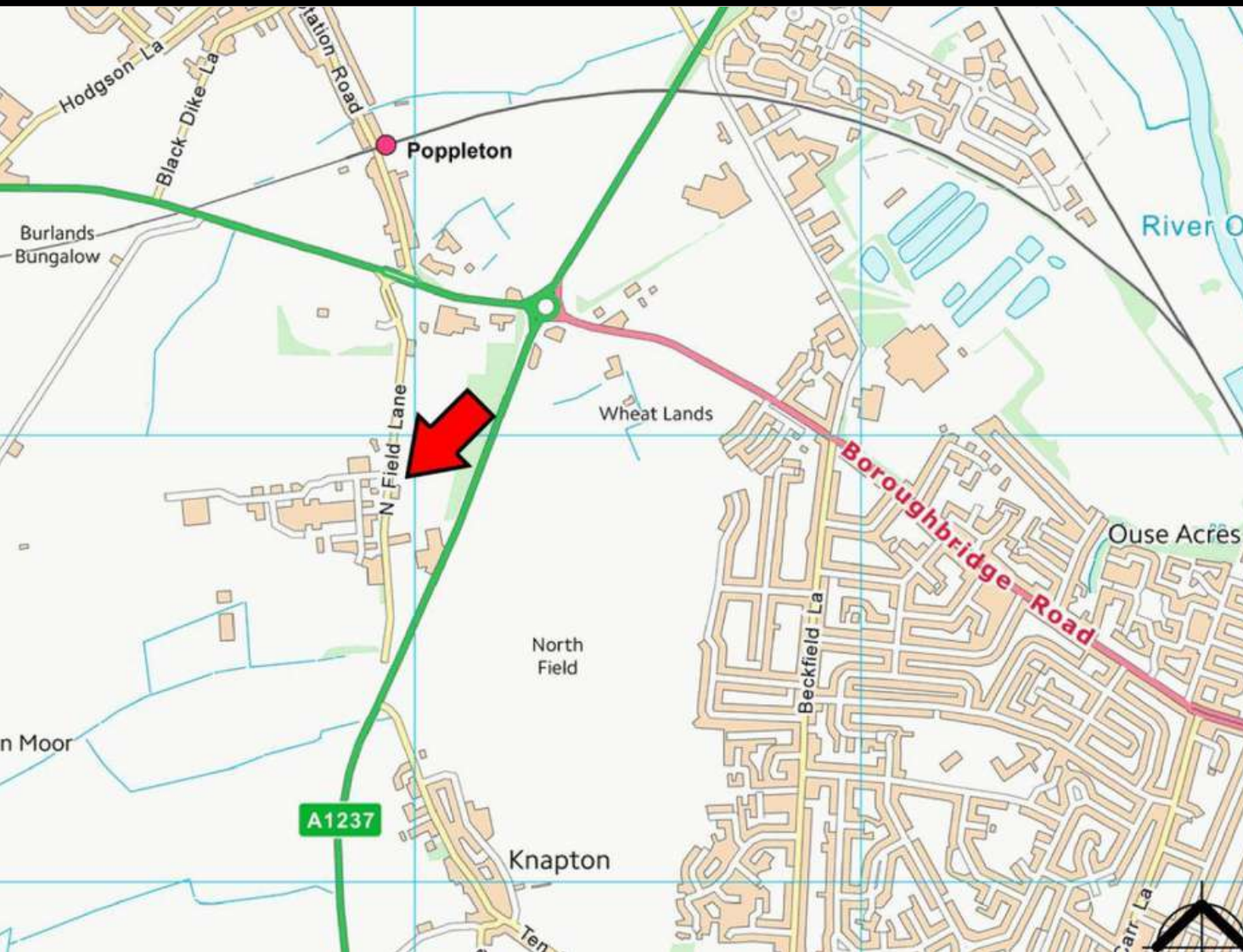
Ground Floor: 60 C
First Floor: 64 C

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Legal Costs

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

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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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