

THE RAYLOR CENTRE, JAMES STREET, YORK, YO10 3DW

150 - 200 SQ FT SERVICED OFFICES TO LET

**STAPLETON
WATERHOUSE**

Location

The Raylor Centre is located on James Street on the eastern side of York in a fringe of city centre position, with excellent access to Hull Road, Layerthorpe and Malton Road via the James Street Link.

The property is situated within 10 minutes walk of York City Centre and a short distance from Foss Islands Retail Park.

Description

This well-established business centre provides flexible, all-inclusive office accommodation and is a long recognised destination for emerging and growing companies, the centre provides a varied mix of office spaces catered to freelancers, start ups and well established businesses alike.

Enjoy the convenience of fully serviced offices, including shared kitchen facilities common areas, and access to conference room for meetings.

Ample onsite parking, 24/7 secured access, managed reception and CCTV.



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Office	Suitability up to	Size	Rent
F7	3 people	186 sq ft	£5,750
F8	3 people	173 sq ft	£5,500
F9	4 people	200 sq ft	£6,000
G1	2 people	154 sq ft	£4,750
G2	3 people	196 sq ft	£5,880
K3	3 people	179 sq ft	£5,400
K13	3 people	180 sq ft	£5,400

Planning

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

Accommodation

For all internal floors areas please see spreadsheet.

Rent

For all fees please see spreadsheet.

EPC

The property is '79 D' rated. A copy of the EPC is available upon request.

Rates

Interested parties to make their own enquiries.

Services

Electricity, water and drainage are connected to the property.

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Terms

Available on easy in and easy out license agreements without any long term commitments.

VAT

All costs 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.

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Further Information

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