

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

LEISURE SUITE - FULLY SERVICED - 510 SQ FT



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.

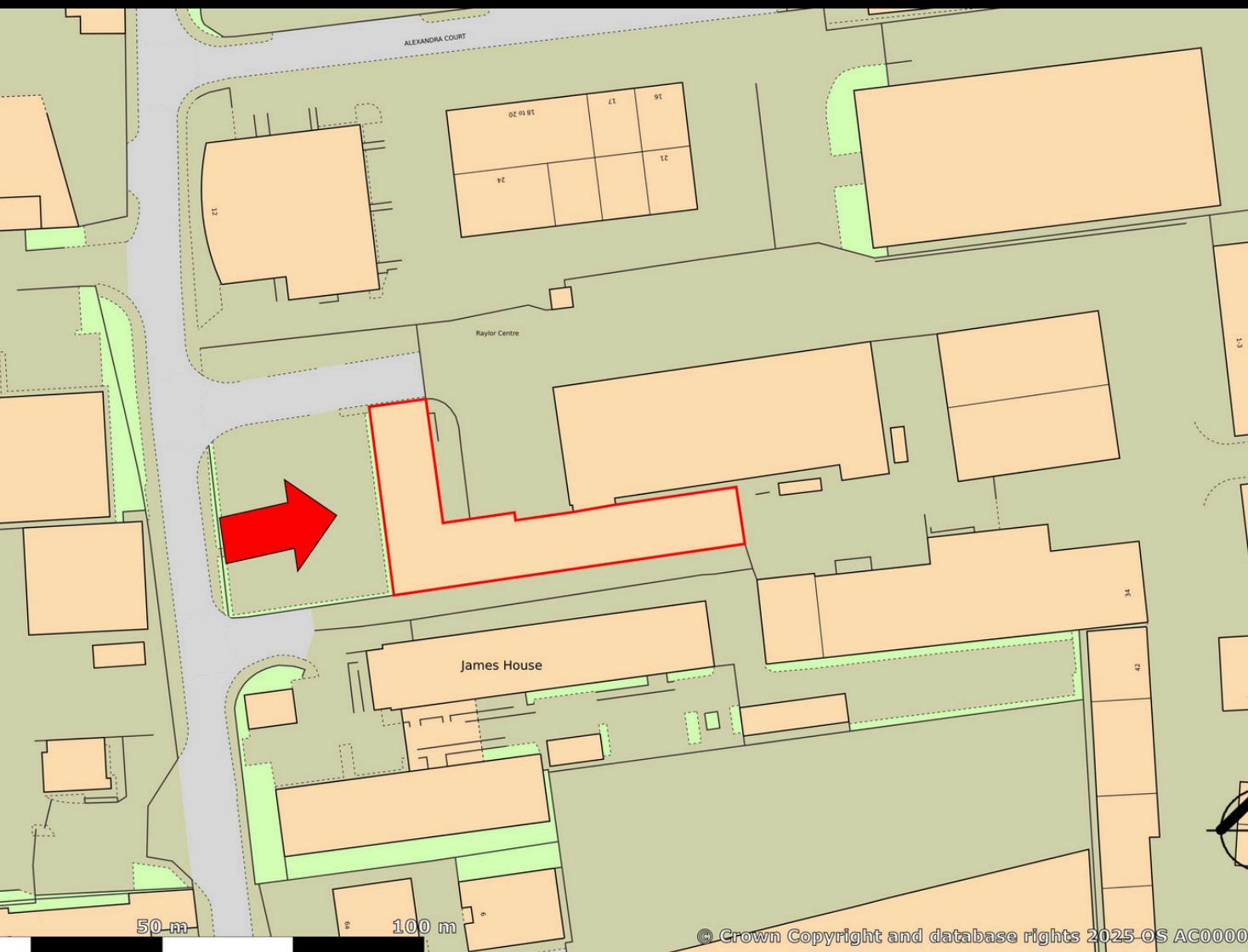
Description

This well-established business centre provides flexible, all-inclusive 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.

The subject suite has previously been used as a wellness centre and dance studio and would suit similar leisure related businesses.

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

LEISURE SUITE - FULLY SERVICED - 510 SQ FT



© Crown Copyright and database rights 2025 OS AC00008

STAPLETON WATERHOUSE

Planning

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

Accommodation

The property has the following net internal floor areas:

510 sq ft

Rent

£16,300 per annum

Rates

We understand that the office unit is assessed for rating purposes as of 1 April 2026 as follows:

Rateable Value: £5,900
Rates Payable: £2,253.80

Services

Electricity, water and drainage are connected to the property.

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

LEISURE SUITE - FULLY SERVICED - 510 SQ FT



STAPLETON WATERHOUSE

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.

Further Information

Alastair Gill

alastair@stapletonwaterhouse.com

01904 622 226

www.stapletonwaterhouse.com

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.