

UNIT 1 DEVONSHIRE COURT, YORK, YO30 5PQ

OFFICE TO LET



STAPLETON WATERHOUSE

Location

The premises are located on Green Lane, less than 3 miles to the North of York City Centre.

Devonshire Court is close to the northern ring road providing good road connections to the A64, A19 and A59. Green Lane itself lies south of the established commercial location of Clifton Moor Business Park.

Nearby occupiers include Gray Community Care, DCS & D, Bright Care Beginnings Child Care and , Agency and Harrison Signs.

Description

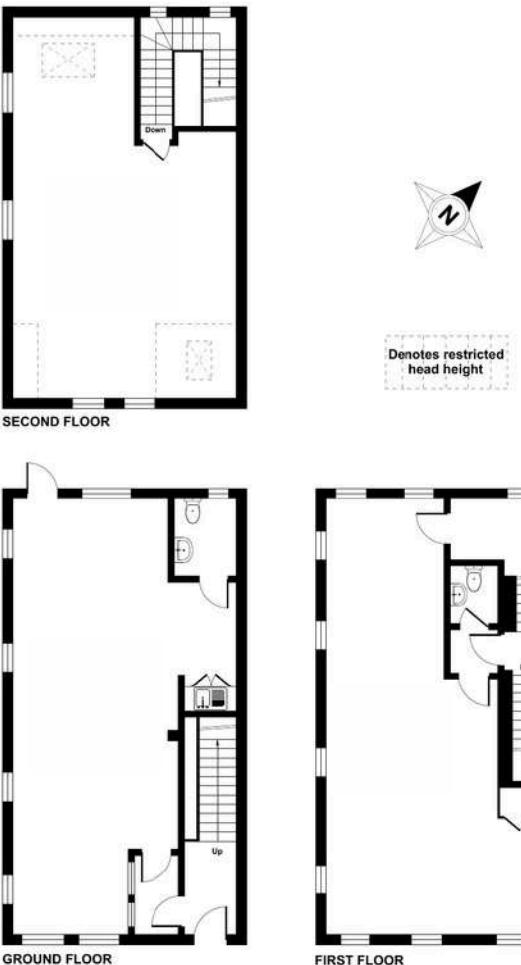
The property provides a three storey office building of traditional brickwork construction under a pitched clay pantile roof. Internally the property provides open office accommodation with carpeted floors, perimeter trunking plaster and painted walls and ceilings, with surface mounted lighting along with kitchen and WC facilities.

Externally, there are 6 dedicated parking spaces available.

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Green Lane, Clifton, York, YO30



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntzecom 2024.
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Accommodation

The unit provides the following approximate net internal floor areas:

Ground Floor	520 sq ft
First Floor	465 sq ft
Second Floor	355 sq ft
Total	1,340 sq ft

Rent

£16,000 per annum.

Planning

The property is not listed, nor is it in a conservation area.

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

Services

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

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EPC

76-100

D

83 D

Lease Terms

The property is offered by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All costs exclusive of VAT.

Rates

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

Rateable Value: £14,750

Rates Payable: £5,634.50

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

Alastair Gill

alastair@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU

01904 622226

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