

**4 TRIUNE COURT, MONKS CROSS BUSINESS PARK,
YORK, YO32 9GZ**

OFFICE TO LET



STAPLETON WATERHOUSE

Location

This office development is located at Monks Cross North, a well established and sought after business location comprising high quality office and hi-tech properties, approximately 2 miles north east of York city centre and close to the A1237 Ring Road and the A64 by-pass.

Within walking distance there are a wide range of retail occupiers such as M&S, Primark, ASDA, Sports Direct, and many others.

Description

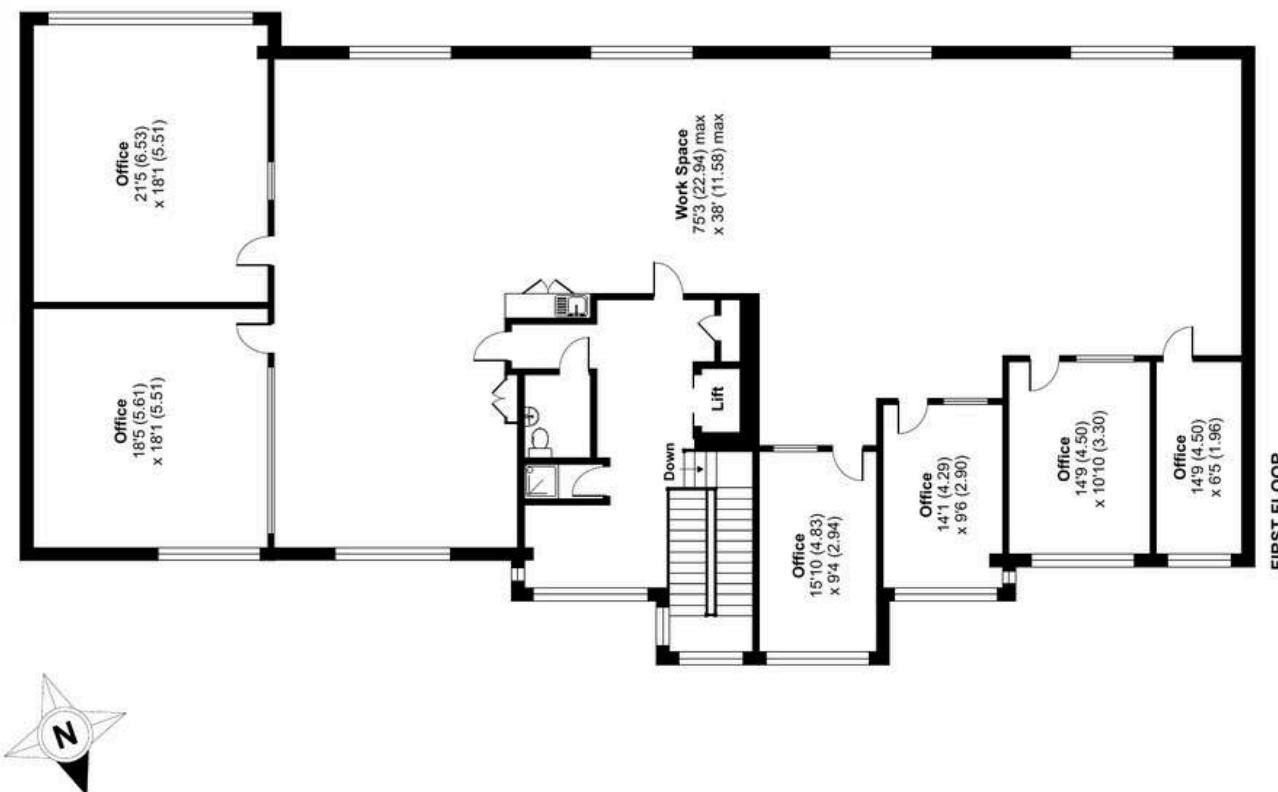
Triune Court comprises four self-contained, 2-storey, high quality office buildings.

We are able to offer the first floor of Unit 4 which provides the following specification:

- Open Plan
- Full Raised Access Floor
- Comfort Cooling
- Suspended Ceiling with Inset Lighting
- Lift Access
- Male/Female Accessible WC's
- Onsite Parking

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Accommodation

The unit provides the following approximate net internal floor areas:

First Floor 3,177 sq ft

Rent

Available upon application.

Services

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

Planning

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

EPC

To be commissioned.

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Lease Terms

This property is available by way of a new full repairing and insuring lease.

Service Charges

The Tenant is responsible for paying a service charge for the management, upkeep and servicing of the external common areas. A separate charge will be implemented for the shared internal areas.

VAT

All costs exclusive of VAT.

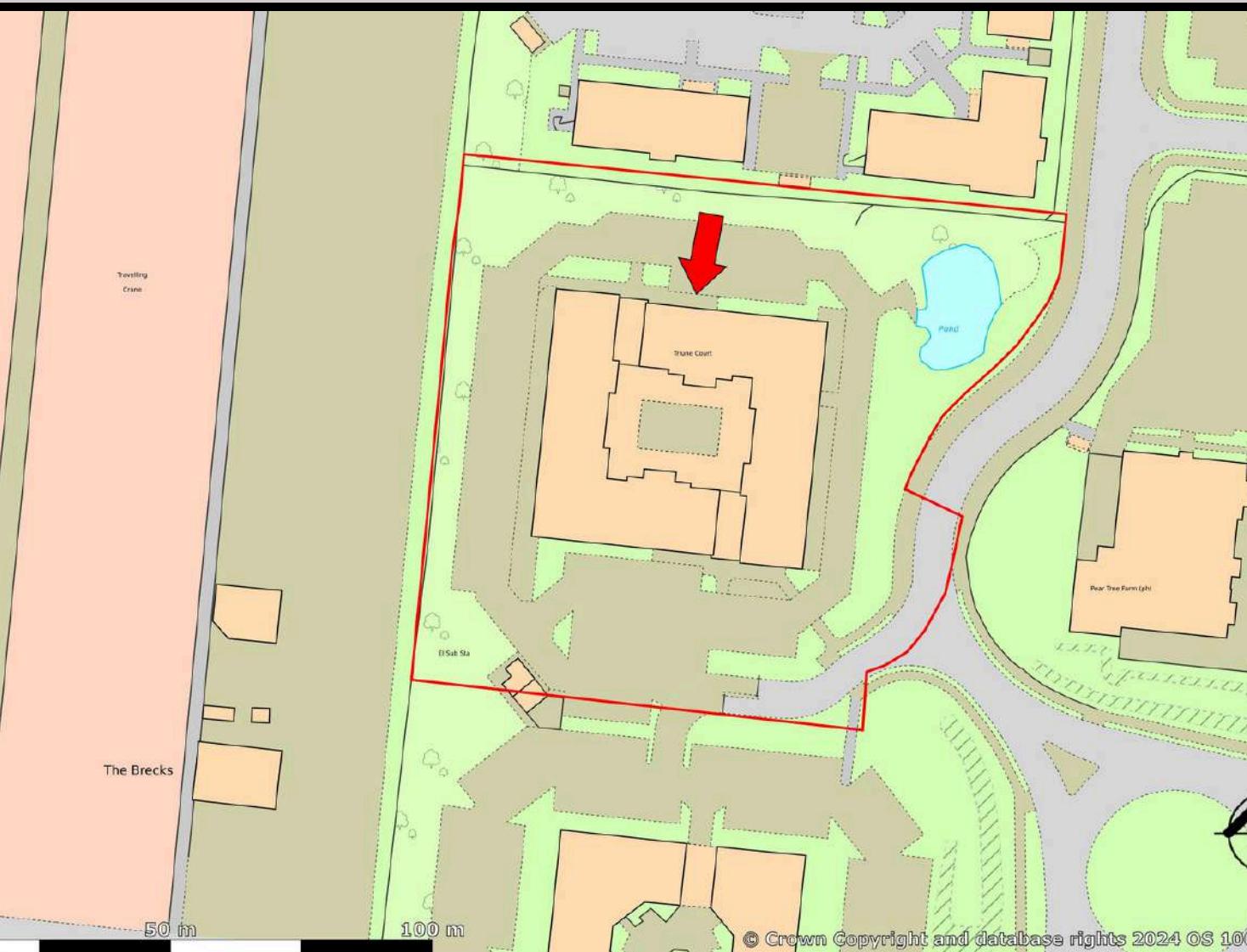
Rates

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

Rateable Value: £48,500
Rates Payable: £18,527

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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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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

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