

**FIRST FLOOR, UNIT 1, ARABESQUE HOUSE
MONKS CROSS DRIVE, YORK, YO32 9GW**

2,810 SQ FT

OFFICE TO LET

**STAPLETON
WATERHOUSE**



Location

Arabesque is situated at Monks Cross North, approximately 2 miles north east of York City Centre adjacent to Monks Cross Shopping Park. Nearby office occupiers include The Driving Standards Agency, Azets, York Test Laboratories and Ramdens Solicitors. The property benefits from a wealth of retail and leisure amenities within Monks Cross Retail Park, including Sainsburys, M&S, Starbucks, Primark, Boots, Greggs and Costa Coffee.

Description

The unit provides a first floor office recently refurbished to a high standard with new carpet tile flooring, suspended ceiling with integral LED lighting and air conditioning perimeter trunking, self contained WC's and a self contained kitchen.

Externally the property has 10 dedicated car parking spaces along with communal EV charging provision.

Accommodation

The accommodation provides the following approximate net internal floor area:

2,810 sq ft

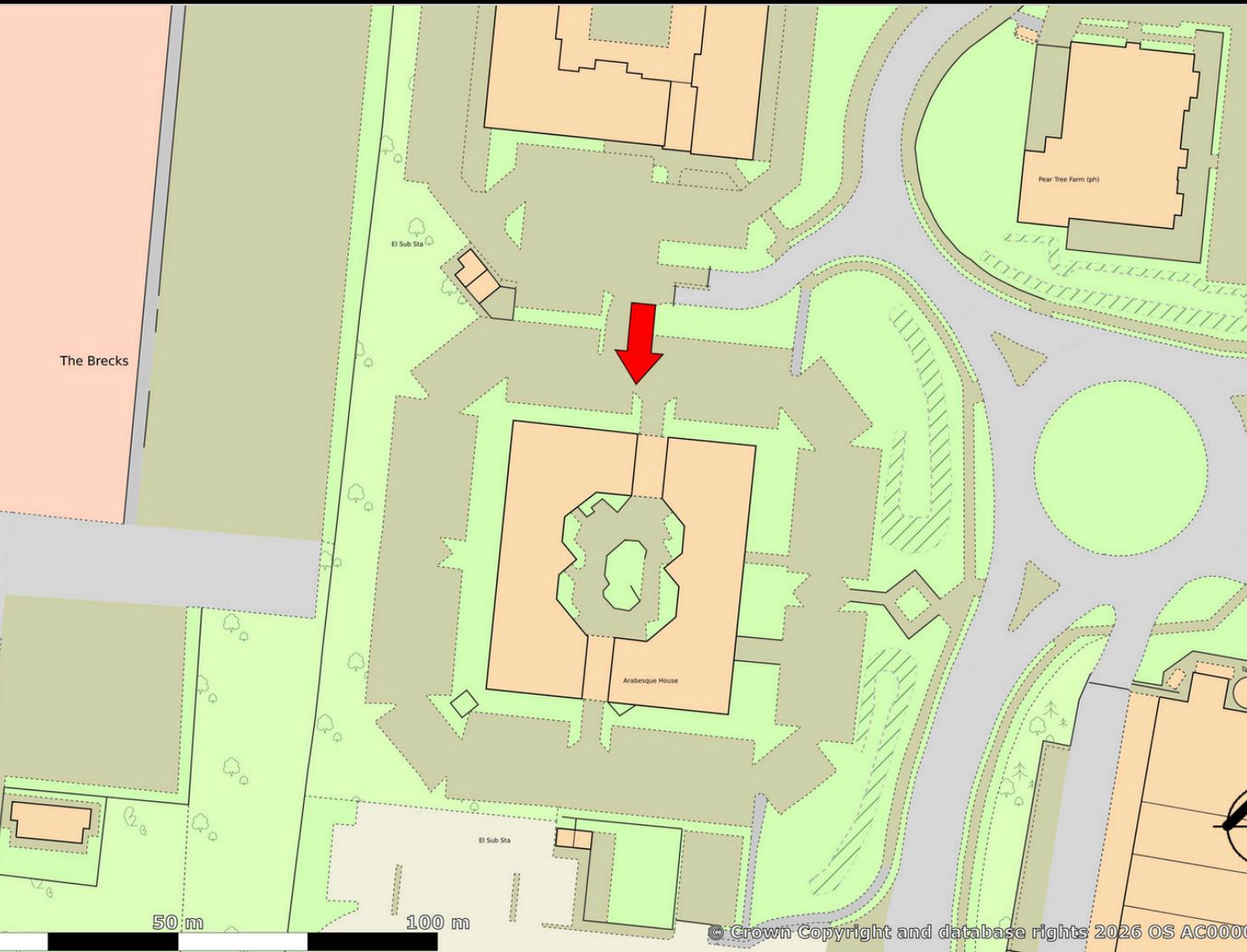
www.stapletonwaterhouse.com

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Rent

£42,150 per annum exclusive of VAT.

Service Charge

There is a service charge payable of £12,131.60 per annum.

Lease Terms

The property is available on a new effective full repairing and insuring lease.

Rates

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

Rateable Value:	£44,750
Rates Payable:	£17,094.50

EPC

To be assessed.

Planning

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

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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

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