

**PARK 18TWENTY, OSBALDWICK, YORK, YO19 5GS**

**NEW BUILD OFFICES TO LET**

**3,040 - 6,620 SQ FT**

# STAPLETON WATERHOUSE

## Location

The premises are located on Murton Way, approximately three miles east of York City Centre, close to the junction of Osbaldwick link road and the A1079, Hull Road, providing easy access to the A64.

Nearby occupiers include NHS, DJ Electronic Manufacturing Partners, Cycloops Electronics and William Birch & Sons.

## Description

The property provides a recently completed high quality office building providing open plan accommodation over 2 floors. Each floor will benefit from the following specifications:

- Full Access Raised Floors
- Suspended Ceilings
- LED Lighting
- Combined Comfort Cooling and Heating System
- Passenger Lift



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## Services

Mains electricity and drainage included.

## Accommodation

The units provides the following approximate net internal floor areas:

### **Ground Floor**

3,040 sq ft

### **First Floor**

3,580 sq ft

Each suite is provided with dedicated car parking and bicycle parking.

## Planning

Use Class E - Office use as designated under the new Use Class Order (2020).

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**Ground Floor**



**First Floor**

**EPC**

The property is '6 A' rated. A copy of the EPC is available upon request.

**Rates**

We understand that the office unit is assessed for rating purposes as follows:

To be commissioned.

**Rent**

Available upon application.

**Terms**

The property is available to let as a whole or on a floor by floor basis by way of a new lease on full internal and repairing and insuring terms. Lease length to be negotiated.

**VAT**

All costs 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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