

**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

**[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)**



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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

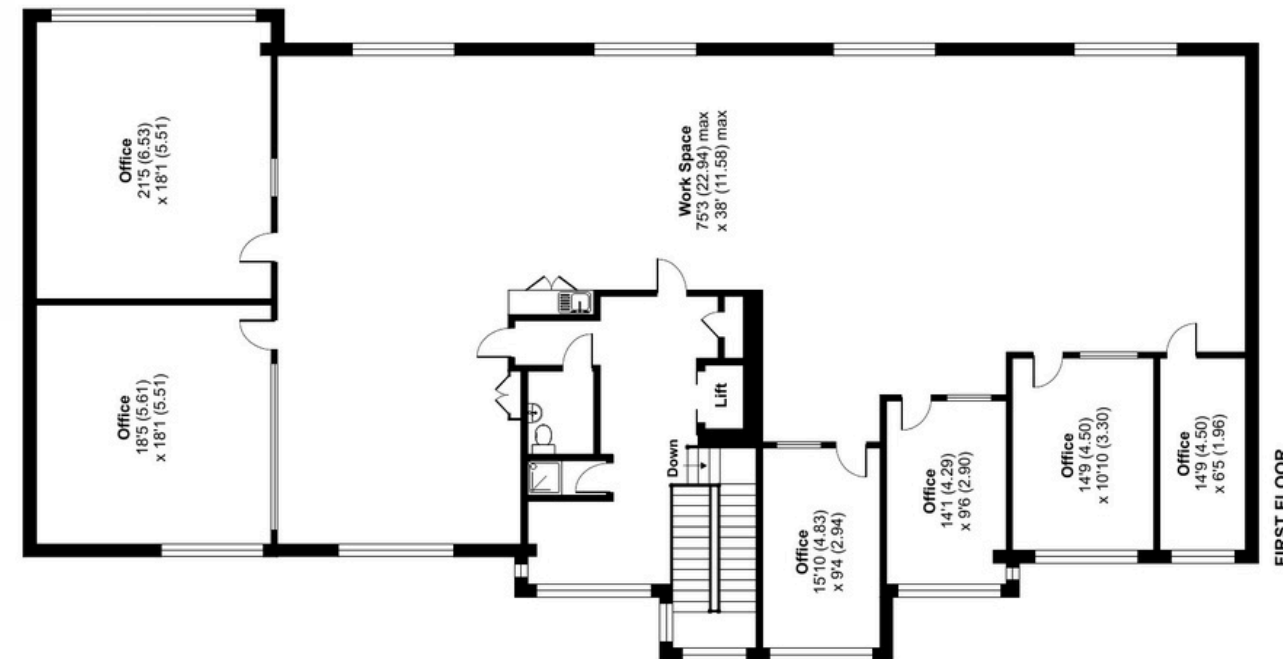
Mains electricity, gas, water and drainage are connected to the property.

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:

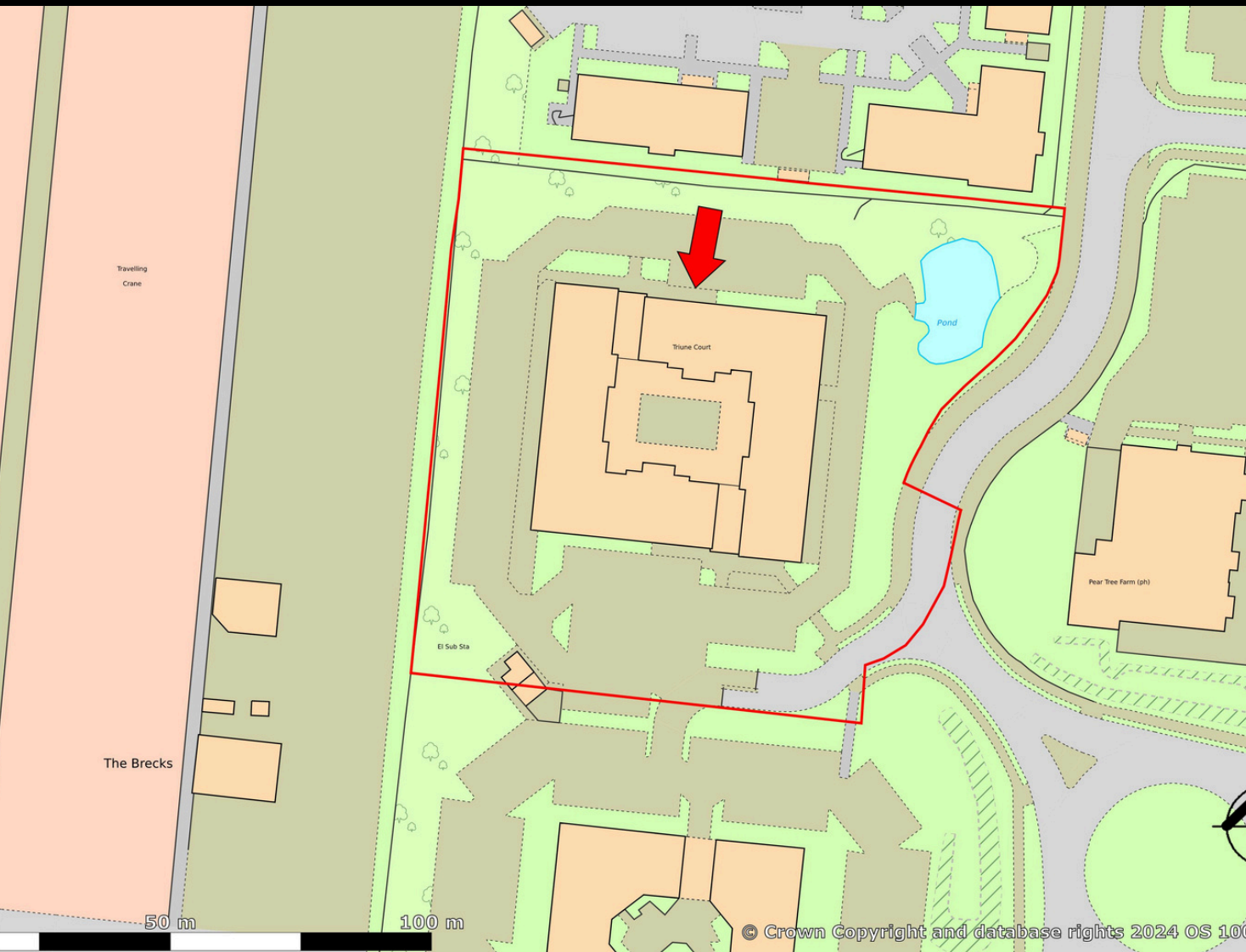
Rateable Value:	£48,500
Rates Payable:	£20,952

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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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