

**EAST COAST HOUSE,
SKELDERGATE, YORK, YO1 6DH**

4 - 36 PERSON SERVICED OFFICES TO LET

**STAPLETON
WATERHOUSE**

Location

Discover your business's new home at East Coast House, strategically positioned along the River Ouse in York's vibrant city centre. Step outside and you're moments from York Minster and The Shambles, with York Railway Station just a 10-minute walk away.

The City of York has a dynamic and well-balanced economy is well placed to benefit from inward investment over the coming years.

Major occupiers include Nestle, Network Rail, Aviva and Hiscox Insurance . The City also has two of the most outstanding universities.

What sets this location apart is the everyday convenience. Start your morning with riverside views, enjoy lunch at waterside cafés or host clients in the area's excellent restaurants. The blend of contemporary offices, apartments, and social venues creates an environment where business and lifestyle connect naturally.



01904 622226

www.stapletonwaterhouse.com

**EAST COAST HOUSE,
SKELDERGATE, YORK, YO1 6DH**

4 - 36 PERSON SERVICED OFFICES TO LET

STAPLETON WATERHOUSE

Description

East Coast House is York's newest premium workspace. This 3-storey building serves businesses from solo entrepreneurs to large enterprises, offering high quality open plan accommodation, benefitting from full access raised floors and air conditioning.

Bespoke fitout packages can be arranged to suit your business needs and benefits from the complement of packages (where required) on offer with the Wizu workspace which provides private offices, coworking areas, and high-spec meeting rooms with cutting-edge technology. Whether plug-and-play or fully customized, it adapts to your needs. An onsite team manages all details, creating a professional environment with flexible terms and scalable solutions for modern business needs.

Planning

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



www.stapletonwaterhouse.com

**EAST COAST HOUSE,
SKELDERGATE, YORK, YO1 6DH**

4 - 36 PERSON SERVICED OFFICES TO LET

**STAPLETON
WATERHOUSE**

Accommodation

Small, medium and large workspaces for 4 - 36 people.

- Access 24 hr a day, 7 days a week.
- Park on-site or store your bike
- Set your personalised climate control.
- Enjoy free teas and coffees
- Use on site stocked kitchens
- Relax in the communal break areas
- Join regular social & networking events
- Take calls in private phone booths
- Book meeting rooms with free credits
- Bring a furry friend (Pet friendly policy)
- Register as your business address

Current Availability

Office 0.09 - 8 desks	£2,400 +Vat p/m
Office 1.06 - 16 desks	£4,800 +Vat p/m
Office 1.10 - 14 desks with tea point	£4,200 +Vat p/m
Office 1.12 - up to 36 desks	£10,500 +Vat p/m
Office 2.15 - 4 desks	£1,200 +Vat p/m

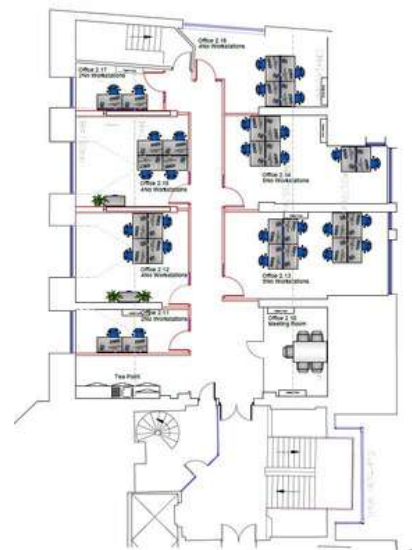
Note Office 1.06 and 1.10 above can be knocked through to create a 30 desk office for £8,400 +Vat p/m



Ground Floor



First Floor



Second Floor

**EAST COAST HOUSE,
SKELDERGATE, YORK, YO1 6DH**

4 - 36 PERSON SERVICED OFFICES TO LET

**STAPLETON
WATERHOUSE**



Terms

The offices are available to let by way of a flexible all inclusive licence agreement.

VAT

All costs are 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

Alastair Gill 01904 622226
Alastair@stapletonwaterhouse.com

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.

www.stapletonwaterhouse.com