

To Let



Queens House

Micklegate, York, YO1 6JH



Queens House



Refurb Potential





Existing Condition



DESCRIPTION

Available for the first time in over 15 years, Queens House offers a rare opportunity to secure flagship office space in the heart of York just 0.4 miles from York Train Station. With only two floors remaining, tenants can benefit from refurbishment incentives or the landlord will refurbish to the tenants specification to create a bespoke workspace, all within easy reach of York’s best retail, cafés and restaurants.



Air conditioning



Gas central heating



Air heating and cooling



Suspended ceiling with integral LED lighting



Basement car parking



Raised access flooring



Communal areas to be fully refurbished



2 x lifts



10 min walk from York Train Station



A variety of Retail and F&B amenities nearby



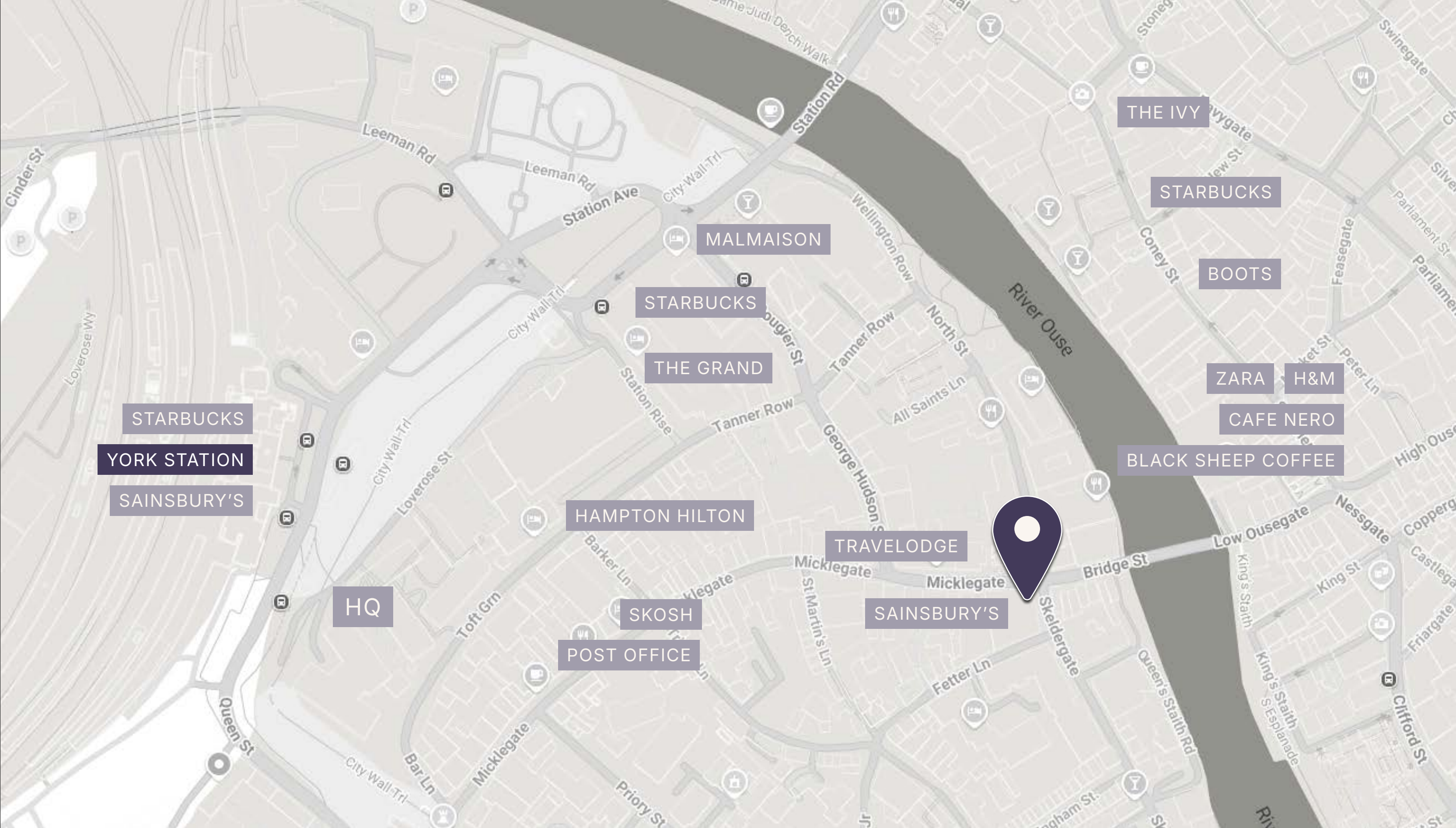
LOCATION

Queens House occupies a prime position on Micklegate, one of York’s most prominent and historic streets. The property sits within the city’s established professional quarter, just a short walk from York Railway Station, the central retail core and the principal business districts.

Micklegate has established itself as one of York’s most desirable mixed-use locations, combining high-quality offices, independent retailers, cafés, restaurants and leisure operators within an exceptional historic streetscape. The area benefits from strong day-time and evening footfall, supported by office occupiers, residents, students and York’s internationally renowned visitor economy.

Connectivity is a key strength. York Railway Station is within approximately five minutes’ walk, providing regular direct services to London King’s Cross (from approximately 1 hour 50 minutes), Leeds, Manchester, Edinburgh and Newcastle. The city also benefits from excellent road communications via the A64, providing access to the A1(M), M1 and the wider national motorway network.

Queens House offers occupiers an opportunity to establish a presence in one of the North of England’s most attractive and well-connected business locations.



BUSINESS RATES

The property will need to be reassessed for business rates purposes as it is currently assessed as one.

VAT

If applicable, VAT will be charged on the agreed rent(s).

EPC

Available upon request

LEASE TERMS

Effective full repairing and insuring

SERVICE CHARGE

A service charge will be applicable in relation to maintenance of the common areas.

COSTS

Each party are responsible for their own legal and surveyors costs incurred as a result of any transaction.

AVAILABILITY

Floor	Sq.ft	Sq.m	Rent (pax)
First (Inc Mezz)	8,544	793.8	LET
Second	7,030	653.1	£147,630
Third	4,716	438.1	£99,036



YORK – A LEADING REGIONAL ECONOMY

York is widely recognised as one of the UK’s strongest regional economies, combining sustained economic growth with an exceptional quality of life. The city serves a resident population of over 215,000 and a substantially larger catchment across North Yorkshire and the wider Yorkshire region.

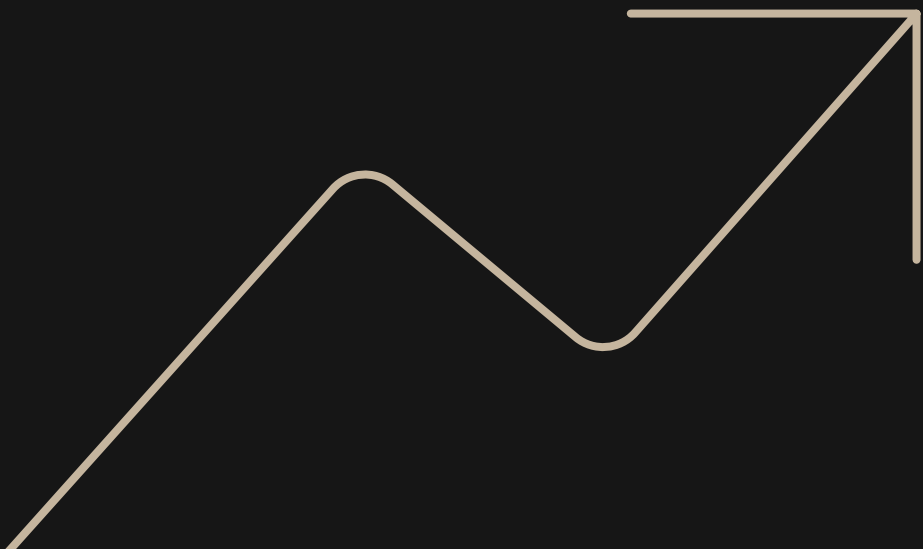
The economy is diverse, resilient and knowledge-led. Key sectors include financial and professional services, technology, digital, rail engineering, bioscience, education, healthcare and tourism, providing a balanced employment base and long-term occupational demand.

The city is home to a number of major national employers, including Aviva, Network Rail, Nestlé UK, the University of York and the City of York Council, alongside a growing community of innovative SMEs and technology businesses. Continued investment in science, innovation and digital industries has further strengthened York’s position as one of the UK’s leading regional business centres.

Higher education is a significant economic driver. The University of York and York St John University educate more than 30,000 students, supporting a highly skilled graduate workforce and fostering research, innovation and business collaboration.

York’s visitor economy is among the strongest in the UK, attracting in excess of eight million visitors each year. The city’s internationally recognised heritage, cultural attractions, hospitality and retail offer generate substantial year-round activity, reinforcing demand across the commercial property market.

Consistently ranked among the UK’s best places to live and work, York continues to attract occupiers seeking high-quality business accommodation within a city that offers exceptional connectivity, a skilled workforce and a proven record of economic resilience. These fundamentals continue to underpin a robust occupational market and provide a compelling environment for long-term investment.





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