

**TOWER HOUSE BUSINESS CENTRE,
FISHERGATE, YORK, YO10 4UA
531-640 SQ FT SERVICED OFFICES TO LET**

**STAPLETON
WATERHOUSE**



Location

Tower House occupies a prominent position on Fishergate, immediately south of York's historic city walls and within easy walking distance of the city centre, providing convenient access to its extensive shops, cafés, restaurants and amenities.

The property is well connected, with York Railway Station approximately five minutes away by taxi and the A19 providing convenient access to the A64, A1(M), Leeds and the wider region.

Description

This well-established business centre provides flexible, all-inclusive office accommodation and is a long recognised destination for emerging and growing companies, the centre provides a varied mix of office spaces catered to freelancers, start ups and well established businesses alike.

Enjoy the convenience of fully serviced offices, including shared kitchen facilities common areas, and access to conference room for meetings.

www.stapletonwaterhouse.com

TOWER HOUSE BUSINESS CENTRE, FISHERGATE, YORK, YO10 4UA

531-640 SQ FT SERVICED OFFICES TO LET

STAPLETON WATERHOUSE



Facilities & Services

Tower House provides flexible, fully serviced office accommodation, with a range of office sizes available to suit individual businesses and changing requirements.

Offices can be provided furnished, offering a straightforward and cost-effective solution with competitive rental terms.

The serviced office package includes office furniture, heating, electricity and power, security, water and business rates, daily cleaning and general maintenance.

Additional services, including photocopying, printing, meeting and boardroom hire and secretarial support, are also available at an additional cost.

Planning

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

www.stapletonwaterhouse.com

**TOWER HOUSE BUSINESS CENTRE,
FISHERGATE, YORK, YO10 4UA**

531-640 SQ FT SERVICED OFFICES TO LET

**STAPLETON
WATERHOUSE**



Accommodation

Office Suite 11 - Ground Floor

640 sq ft / Occupancy 10 persons

Rent - £21,000 per annum

Office Suite 10a - First Floor

531 sq ft / Occupancy 8-10 persons

Rent - £16,200 per annum

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

www.stapletonwaterhouse.com

TOWER HOUSE BUSINESS CENTRE, FISHERGATE, YORK, YO10 4UA

531-640 SQ FT SERVICED OFFICES TO LET

STAPLETON WATERHOUSE

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 622 226

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