

**THE RAYLOR CENTRE, JAMES STREET,  
YORK, YO10 3DW**

**722 SQ FT SERVICED OFFICES TO LET**

**STAPLETON  
WATERHOUSE**

**Location**

The Raylor Centre is located on James Street on the eastern side of York in a fringe of city centre position, with excellent access to Hull Road, Layerthorpe and Malton Road via the James Street Link.

The property is situated within 10 minutes walk of York City Centre and a short distance from Foss Islands Retail Park.

**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.

Ample onsite parking, 24/7 secured access, managed reception and CCTV.

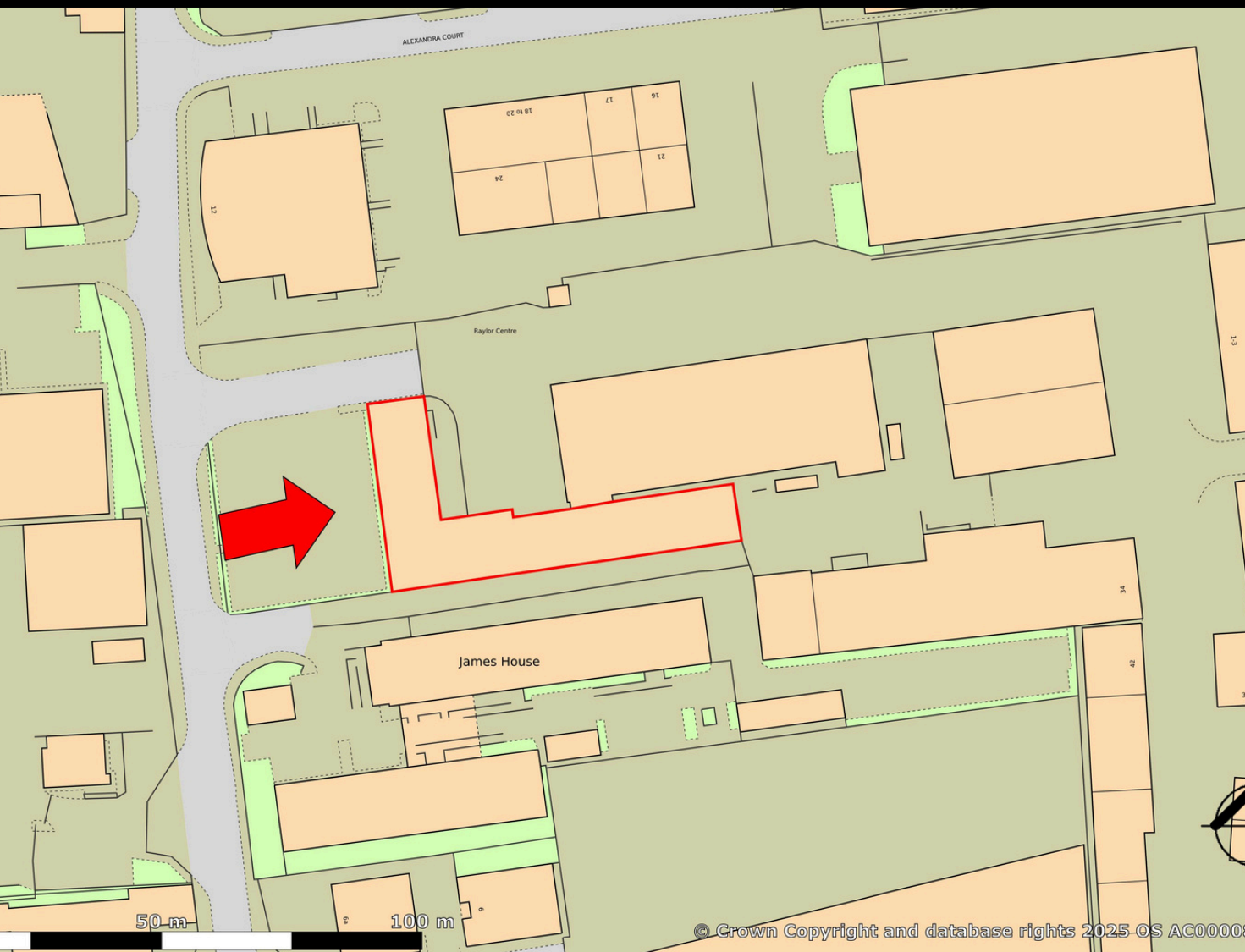


**[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)**

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**Planning**

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

**Accommodation**

The property has the following net internal floor areas:

722 sq ft

**Rent**

£18,050 per annum

**Rates**

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

Rateable Value: £10,750

Rates Payable: £4,644

**Services**

Electricity, water and drainage are connected to the property.

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### Terms

Available on easy in and easy out license agreements without any long term commitments.

### VAT

All costs 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

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