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

STUDIO / COMMERCIAL SPACE

FULLY SERVICED - 510 SQ FT

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 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.

The subject suite has previously been used as a wellness centre and dance studio and would suit similar leisure related businesses.

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

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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: 510 sq ft

Rent

£12,000 per annum

Rates

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

Rateable Value: £5,900
Rates Payable: £2,548.80

If this is your own place of business you would be able to claim 100% small busiess rates releif

Services

Electricity, water and drainage are connected to the property.

www.stapletonwaterhouse.com

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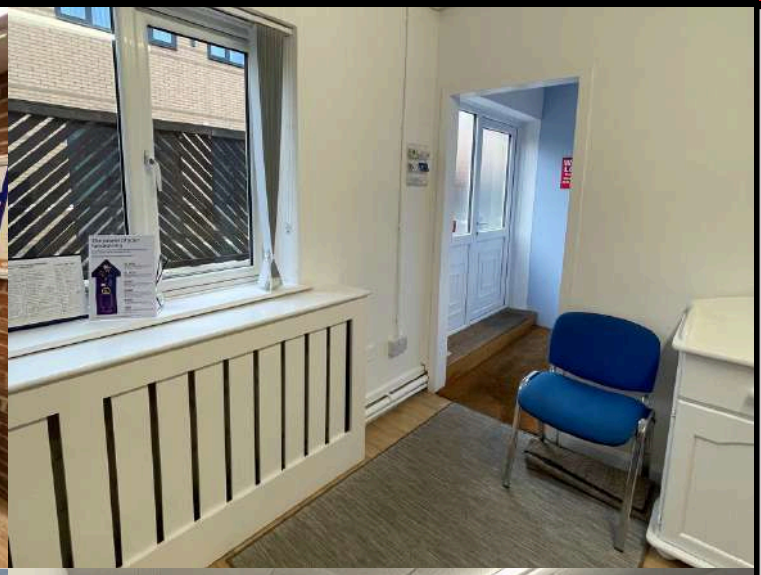

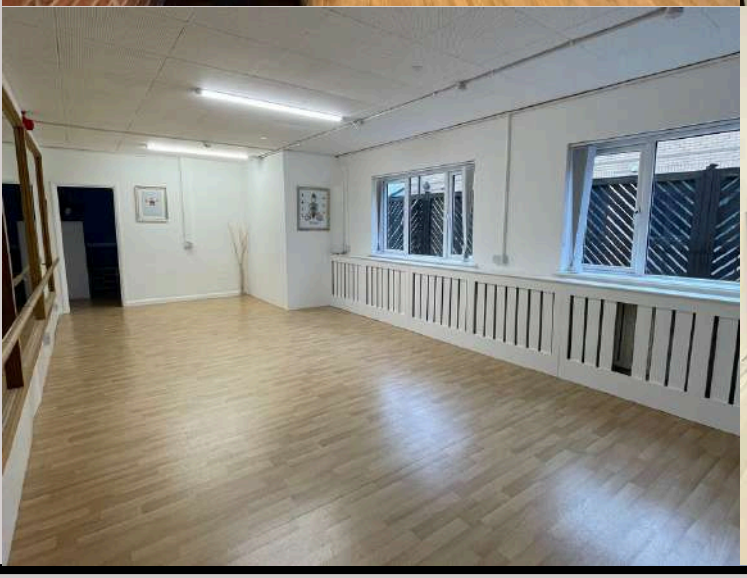

Terms

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

Alastair Gill 01904 622 226
alastair@stapletonwaterhouse.com

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