



Suite S10, Kings Court, York

£1,500 PCM

Stephensons
commercial

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Est. 1871

Kings Court, York YO1 7LD

£1,500 PCM

Occupying a prime position within an attractive Grade II listed property, this well-presented office suite is predominantly open plan, complemented by breakout and private offices. Offered on a rent inclusive of service charge, making it an ideal turnkey opportunity.

DESCRIPTION

This grade II listed property comprises a 3 storey brick built building dating from c.16th century. The property benefits from sash windows, security alarm and door entry system, gas central heating, good kitchen and W.C facilities and telephone/data points.

Net Internal Area - 96 sq.m (1,037 sq.ft)

LOCATION

Positioned at the top of York's historic Shambles, this office suite offers a unique opportunity to establish your business in one of the city's most iconic locations. Shambles is internationally recognised, being one of the best-preserved medieval streets in Europe.

Excellent transport links and a number of car parks are accessible within a short-walk of the property.

SERVICES

The office suite benefits from mains electricity, which is re-charged according to the floor area occupied.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



LEASE TERMS

The office suite is offered by way of a new lease for a minimum of 3 years. The rent is inclusive of the building service charge, which includes the gas central heating.

RATEABLE VALUE

Rateable Value: £10,500

The premises may qualify for Small Business Rate Relief which may give 100% relief, subject to qualification.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 84. A full copy of the certificate is available upon request

VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents (Commercial & Development) - 01904 625533.

COSTS

The incoming tenant is to be responsible for a contribution to the landlord's costs in respect of the lease at £1,250.

VALUE ADDED TAX

All figures quoted are exclusive of VAT.

Partners:

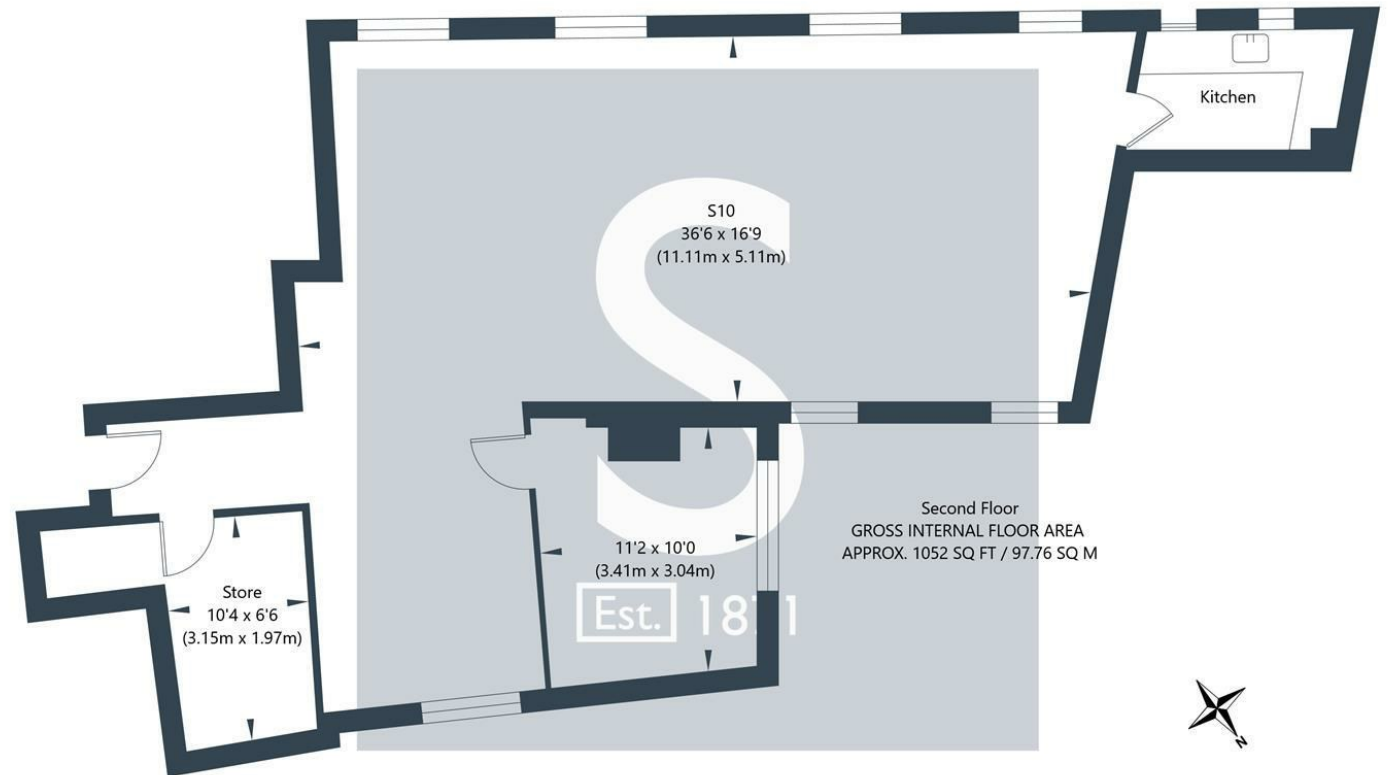
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1052 SQ FT / 97.76 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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