





Suite 1.1, 25 Micklegate, York
£4,400

- Recently refurbished office suite.

- Well located within the city centre - easy access to the prime shopping areas and train station.

- Excellent public transport connectivity.

- Net Internal Area: 16.35 sq.m (176 sq.ft)

DESCRIPTION

The property forms a recently refurbished office suite located within a Grade II Listed Georgian building. The office suite can be found on the first floor, accessed from a communal entrance lobby off Micklegate - an integrated intercom system allows for convenient access for clients and guests. The suite also benefits from a shared kitchen and toilet facility.

Net Internal Area: 16.35 sq.m (176 sq.ft)

LOCATION

Situated on the lower section of Micklegate, the property is well positioned within the city centre and easily accessed from both the train station and core shopping areas, which are both just a short walk away.

Micklegate is a thriving area of the city, popular with a range national and independent retailers, offices, cafes and eateries, with occupiers such as Nisbets, Ison Harrison Solicitors, Sainsbury's Local and Travelodge amongst others.

Access to the city's bus network is particularly conveniently, with a bus stop directly opposite the property, in addition to the stops on Rougier Street, Station Rise and York Train Station, which are all within close proximity. Car parking is also accessible with a number of facilities with a short walk.

SERVICES

The wider property benefits from mains electricty, water and drainage. All services are included within the rental figure quoted

TERMS

The property is available on a minimum term of 12 months at a rent of £4,400 per annum on an all inclusive basis, save business rates and telecoms.

RATEABLE VALUE

£2,500

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C56. A full copy of the certificate is available upon request.

VIEWINGS

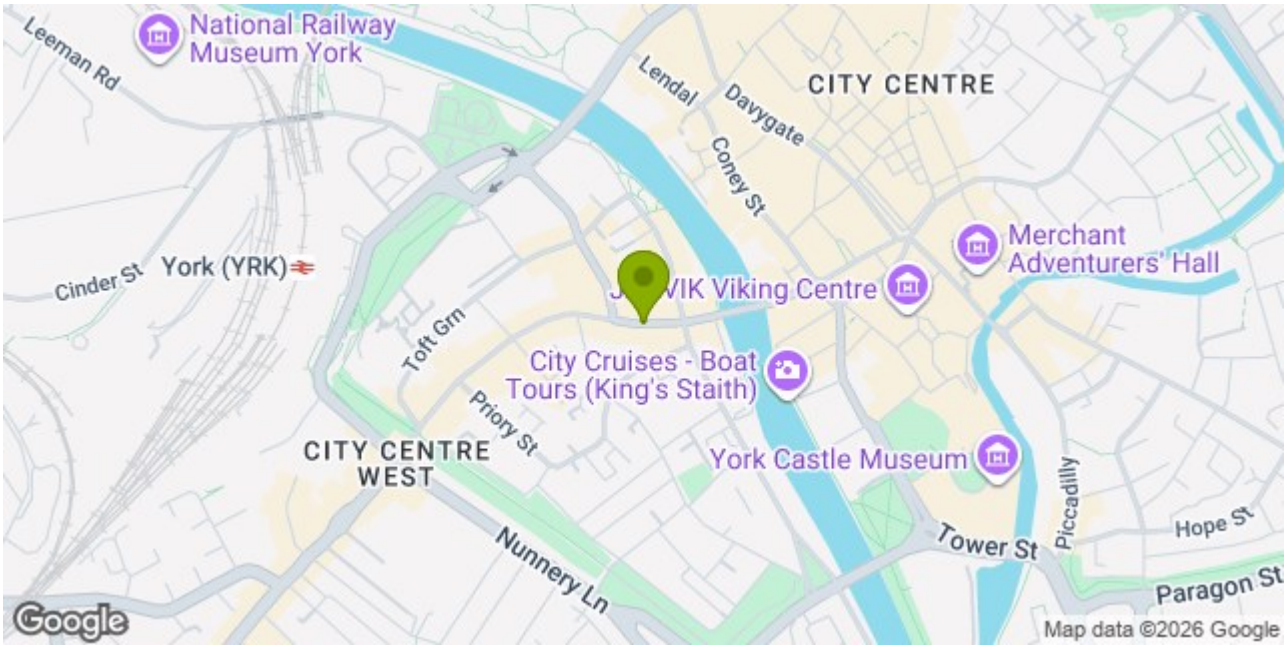
Viewings strictly by appointment with the sole letting agent - contact Stephensons Estate Agents.

COSTS

Each party is to be responsible for their own legal costs incurred in connection to the transaction.

VALUE ADDED TAX

All figures quoted are exclusive of VAT. We are advised that the property has been elected to tax and therefore VAT will be chargeable on the rent.



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