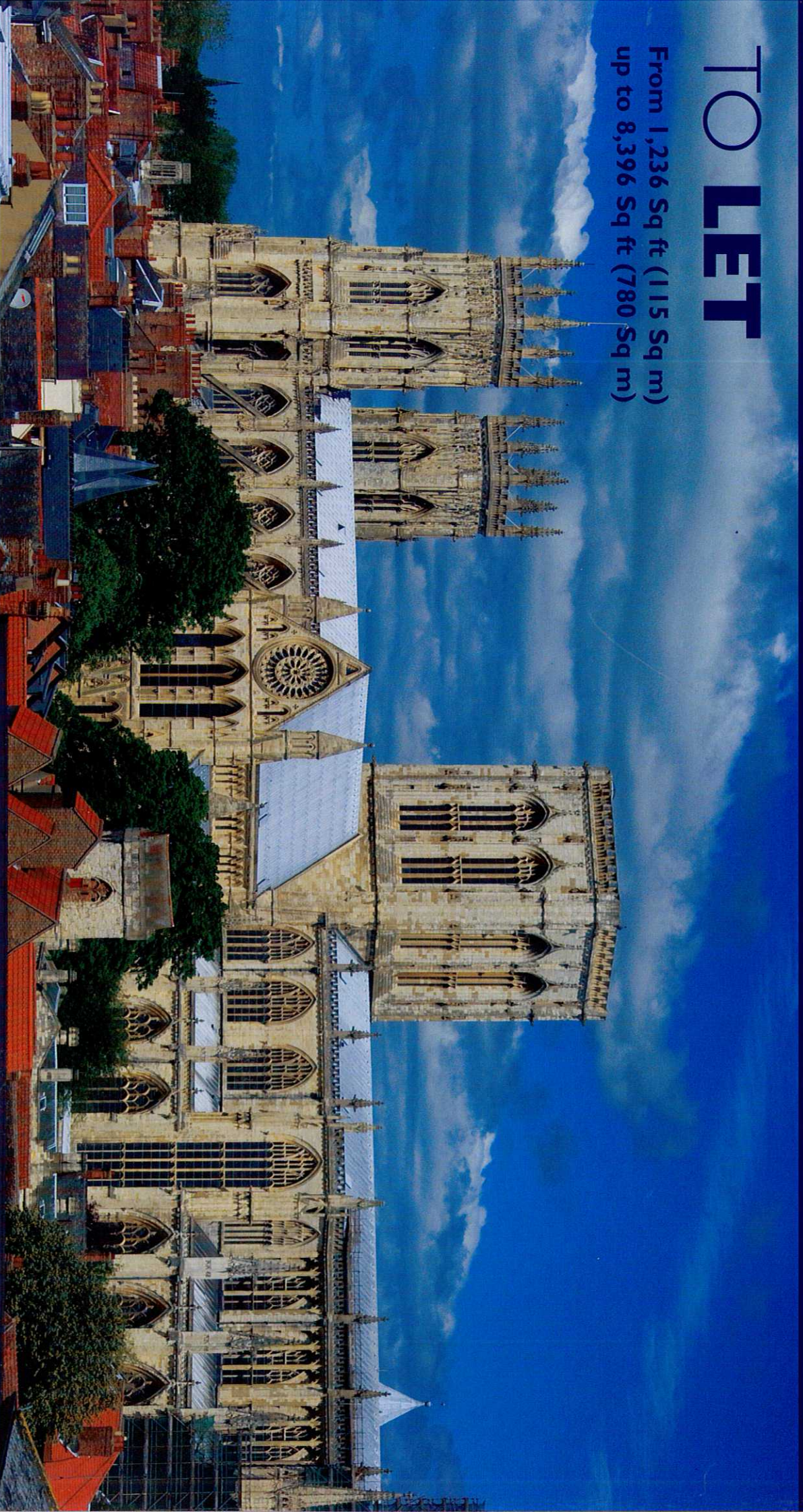


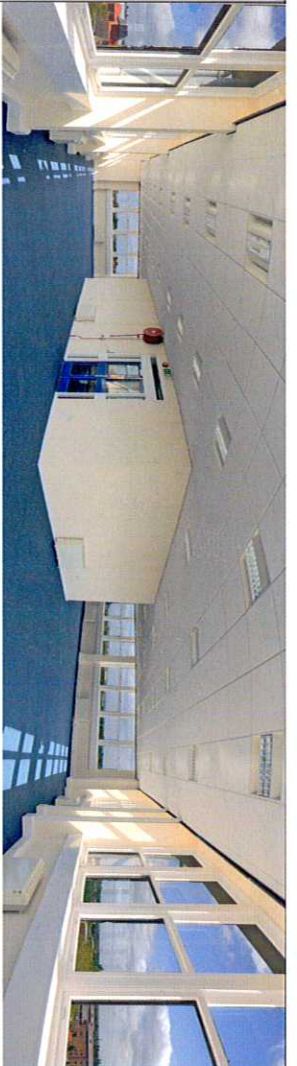
A ROOM with a VIEW **Offices/Retail Accommodation**

TO LET

From 1,236 Sq ft (115 Sq m)
up to 8,396 Sq ft (780 Sq m)



STONEBOW HOUSE The Stonebow **YORK**



LOCATION

Stonebow House is located on The Stonebow within the heart of York City Centre, close to the main pedestrianised core and within the historic city walls. The Stonebow itself provides easy access to the York Inner Ring Road in the east which in turn provides easy access to the A19 and other arterial routes out of the city to the motorway network and beyond.

Sat Nav Ref: YO1 7NP



DESCRIPTION

Stonebow House is a five storey office building with retail units to the ground floor. The subject premises are located on the third floor, fourth floor and Podium level. The third and fourth floor offices have been refurbished to provide open plan office accommodation benefiting from the following specification:

- Suspended Ceilings
- Fully Carpeted
- Male and Female Toilet Facilities
- Fully DDA Compliant

ACCOMMODATION

The property provides the following specification:

Third Floor	3,584 sq ft	333 sq m
Fourth Floor	3,576 sq ft	332 sq m
Podium Level Suite	1,236 sq ft	115 sq m
TOTAL	8,396 sq ft	780 sq m

CAR PARKING

There are a number of car parks in close proximity to Stonebow House with many of them offering contract agreements.

LEASE TERMS

The accommodation is available to let by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Details upon application.

RATEABLE VALUE

Any interested parties should make their own enquiries to City of York Council Business Rates Department, telephone 01904 613161.

VAT

Value Added Tax may be applicable to this transaction. You are advised to consult your accountants for further information.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the joint agents:

Peter Lund & Partners
www.peterlundandpartners.com
0113 280 5840

Matthew Tootell
 E: matthew@peterlundandpartners.com

King Sturge
0113 244 1441
www.kingsturge.com

Richard Thornton
 E: richardthornton@kingsturge.co.uk

F&C REIT[®]
 Asset Management

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