

YORK
5A Museum Street
YO1 7DT



Modern well-configured offices in a prime
York City Centre location

- **PREDOMINANTLY OPEN-PLAN LAYOUT**
- **CENTRAL HEATING**
- **FITTED KITCHEN AND W.C.'s**
- **6 ON-SITE CAR PARKING SPACES**
- **EASY WALKING DISTANCE OF BUS AND RAILWAY STATIONS**

FLOOR AREA 278.81 sq.m. (3,000 sq.ft.)

TO LET

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

M|P|C

Location

The property is situated in a prominent position on Museum Street in York City Centre. The property is opposite the Museum Gardens and is close to many of the city centre's attractions. Furthermore, the rail and bus stations and the extensive shopping, bar and restaurant facilities of York are all within easy walking distance.

York is regarded as one of the most desirable cities in which to live and work in the UK and a wide range of employers are based in York, including the professional and service sector, rail industry, confectionery industry, finance, the bio-science clusters.

Description

The property comprises purpose-built office premises over first and second floor, with a private ground floor entrance from Museum Street.

At ground floor level, there is a hallway with front and rear access doors, male w.c. and separate unisex w.c. A staircase leads to the first floor landing, providing access to one large and two smaller open-plan office areas, with a separate manager's office/meeting room. Accessed from the landing are gents and ladies w.c.'s and a fitted kitchen. The staircase continues up to the second floor, which comprises open plan office rooms and a manager's office.

The property has phone entry and door code security systems.

Floor Areas

The property provides the following approximate net internal floor areas

First Floor - 199.16 sq.m. (2,143 sq.ft.)

Second Floor - 79.65 sq.m. (857 sq.ft.)

Total: 278.81 sq.m. (3,000 sq.ft.)

To the rear of the property is an enclosed yard, within which there are 6 designated car parking spaces.

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services

The property is connected for mains gas central heating system, mains electricity and water and the property drains into the public sewer.

Lease Terms

The property is available on a new Full Repairing and Insuring Lease. Consideration will be given to splitting the units on a floor by floor basis.

Asking Rental

£39,500 per annum exclusive (for the whole).

Please contact the office for details of rental on a floor by floor basis.

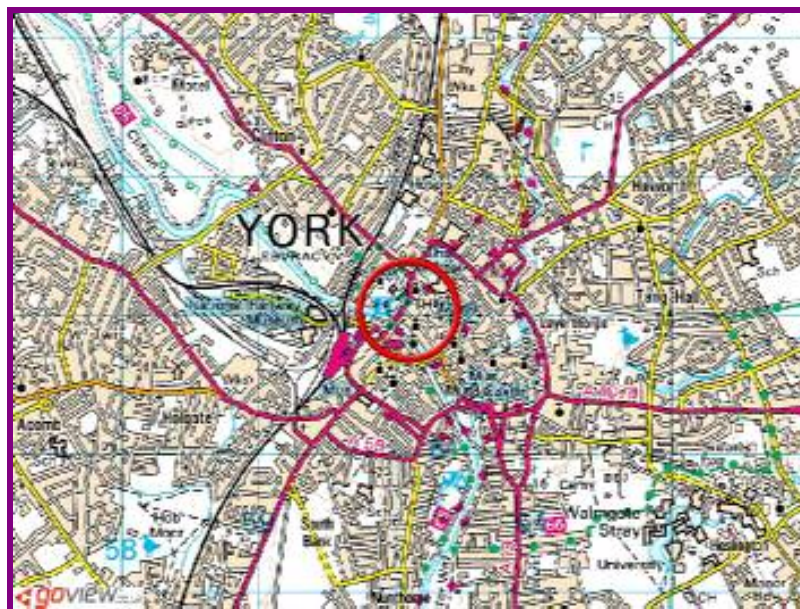
Rateable Value

From enquiries made on the Valuation Office website, we understand that the property has a Rateable Value (2010 Valuation) of £34,000 subject to the national non-domestic rate in the pound.

Viewing and Further Enquiries

All further enquiries and requests for appointments to view must be made with the Sole Agents.

Sept-10



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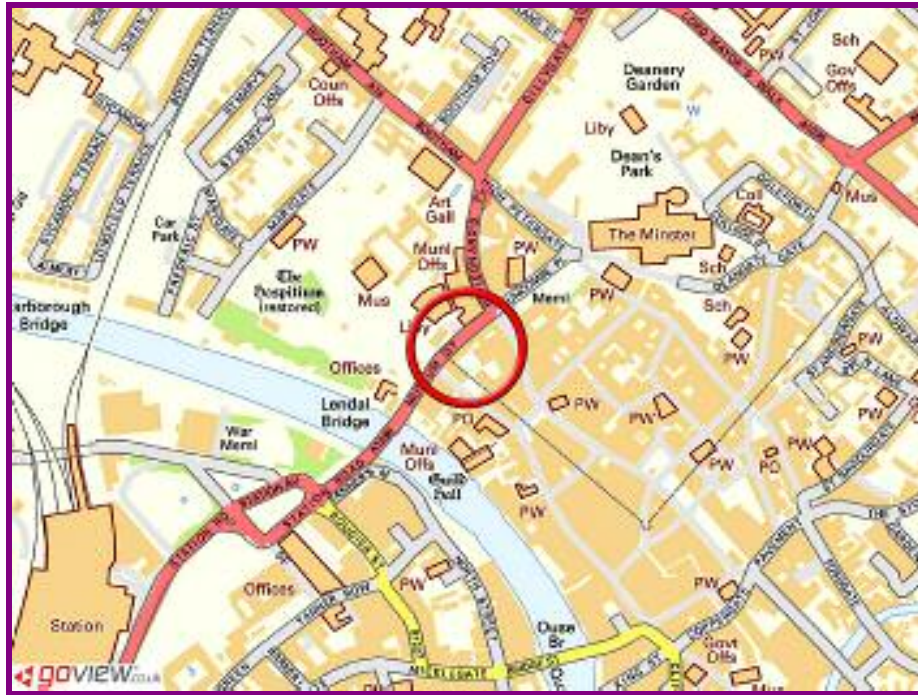
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