

YORK

YO32 9GZ

Unit 3 Omega

Monks Cross Business Park



- **Excellent office space**
- **Kitchen and WC facilities**
- **Modern open plan layout**
- **On site Parking**
- **Superb road links**
- **Park and Ride nearby**
- **Supermarkets, restaurants, shopping parks**

TO LET

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.

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Location

This office development has an excellent location at Monks Cross North which is situated approximately 2 miles to the north east of York city centre, close to the confluence of the A1237 North York Ring Road and the A64 by-pass; road connections are therefore excellent. Monks Cross is established as one of Yorks most sought after business locations, comprising high quality office and hi-tech properties occupied by a range of renowned national and local organisations. Within walking distance there is a vast range of shopping and recreational facilities including a number of restaurants, petrol stations, supermarkets, a fitness club and two shopping centres, boasting names such as M&S, John Lewis, Sports Direct, Primark, Debenhams, amongst many others.

Description

Omega comprises a terrace of four self contained 2 storey office buildings constructed with a combination of brick, block and steel cladding. We are able to offer Unit 3, providing open plan office accommodation within a self contained site benefitting from on site car parking spaces.

- Air conditioning
- raised access floors
- Suspended ceilings / CAT II lighting
- Broadband fibre optic cabling
- Tinted double glazed opening windows
- Impressive reception foyer
- DDA compliant WC facilities
- Shower and canteen/kitchen facilities
- Car parking

Floor Area

The property provides a net internal floor area of approximately

Ground Floor	658 sq ft	(61.17m ²)
First Floor	758 sq ft	(70.45m ²)
Total	1416 sq ft	(131.62m²)

Lease

The property is available on a new full repairing and insuring lease on terms to be discussed. Please contact the agents for rental details.

Service Charges

The tenant is responsible for paying a service charge for the management, upkeep and servicing of the and internal and external common areas.

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VAT

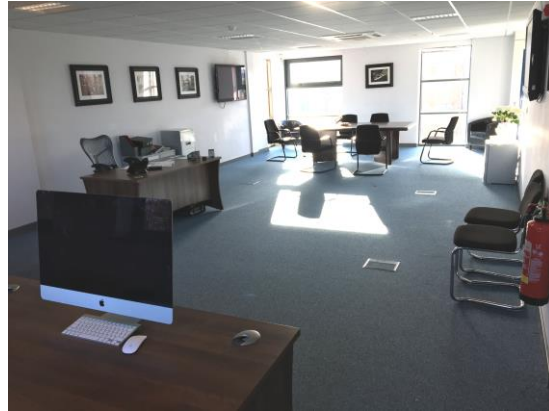
All costs are exclusive of VAT.

Viewings and Further Enquiries

Viewings are strictly by prior arrangement with the sole agents;

Contact andrew@mcbeathproperty.co.uk, 07725 416002 or 01904 692929

subject to contract 020718



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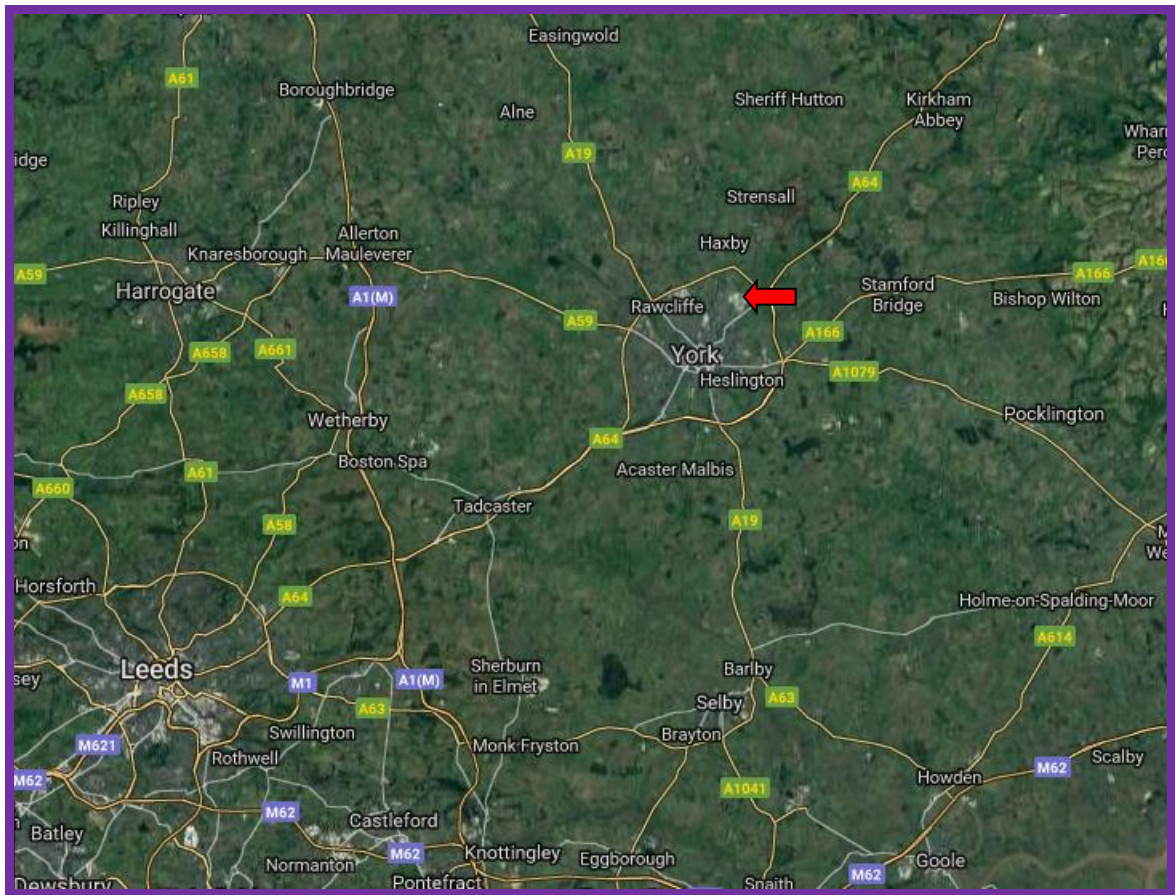
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