

YORKYO32 9GZ

Triune Court

Monks Cross Business Park

SUPERB OFFICE SPACE – New Availability



- **Excellent office space in a landscaped setting**
- **Kitchen, canteen and WC facilities**
- **Passenger lifts**
- **Plentiful 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.

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

Triune Court comprises four self contained 2 storey office buildings with a combination of brick, block and steel cladding. We are able to offer two attractive first floor suites in these high quality office buildings offering between 3,177 or 5,175 sq ft of open plan office accommodation with high quality partitioned meeting and training rooms within a secure site benefitting from established external landscaped areas and plentiful on site car parking.

- Comfort Cooling
- 200mm 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
- Landscaped surrounds and courtyard
- Excellent car parking ratio



Lease

Please contact the agents for details of rents and terms of the leases.

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Service Charges

The tenant is responsible for paying a service charge for the management, upkeep and servicing of the external common areas. A separate charge will be implemented for the shared internal areas.

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 090917221220



MCBEATH PROPERTY CONSULTANCY LIMITED

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

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

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MPC

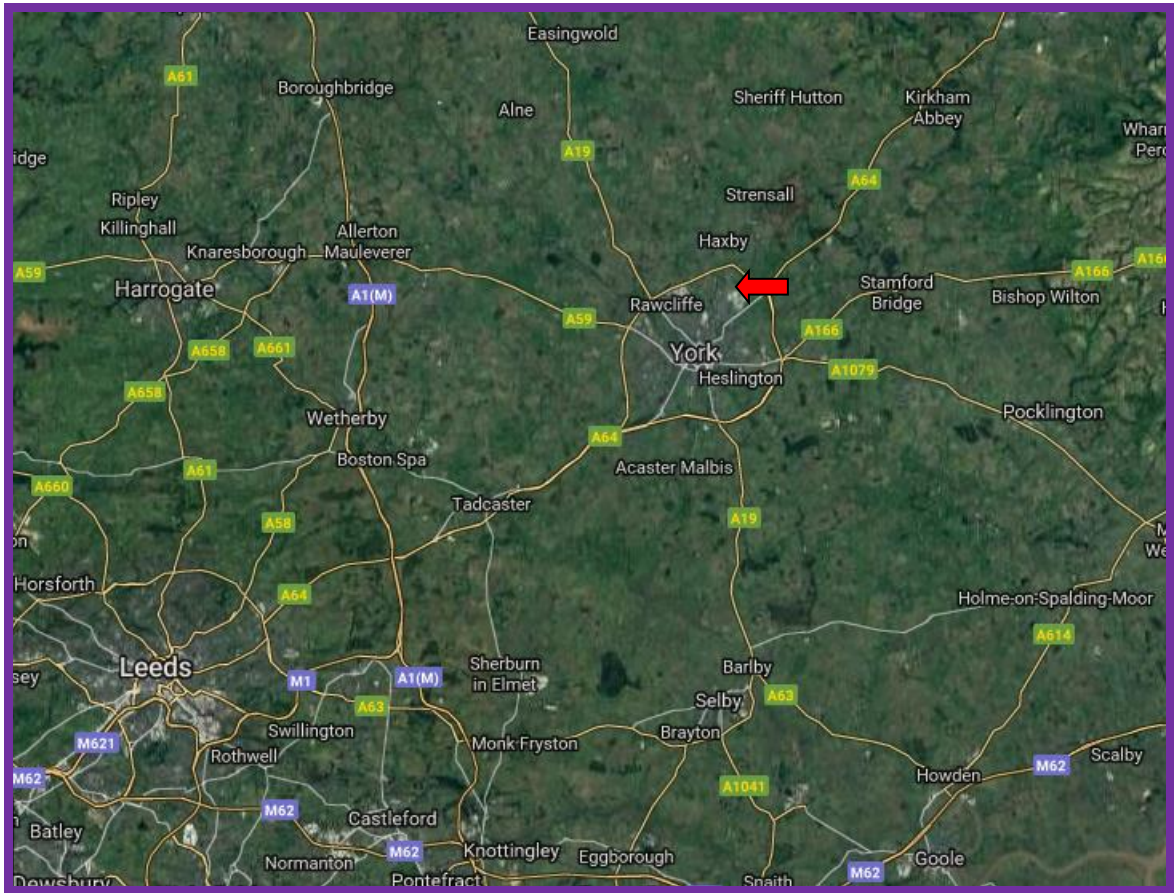


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