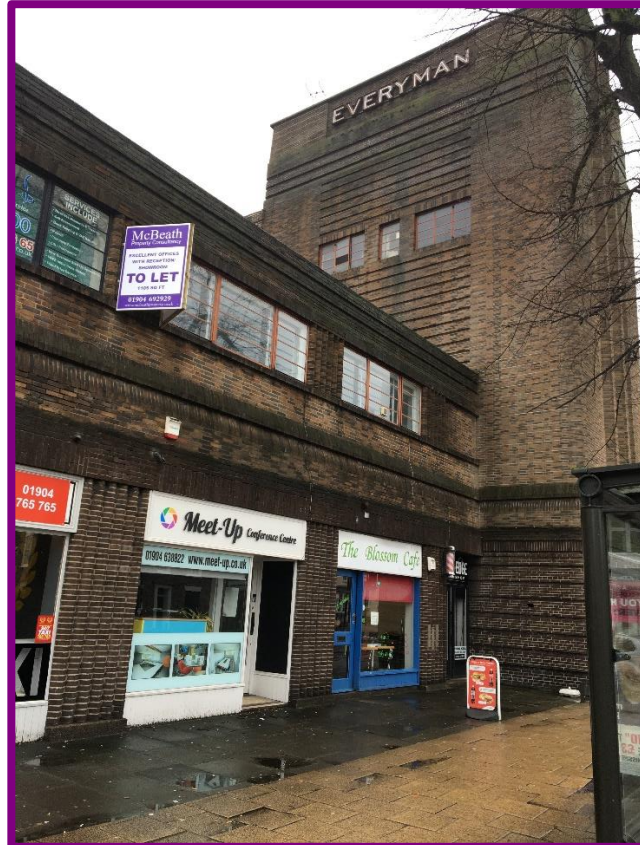


**3 Odeon Buildings
Blossom Street
YORK YO24 1AJ**



**EXCELLENT FIRST FLOOR OFFICE SUITE WITH
GROUND FLOOR RECEPTION AND SHOWROOM**

- **Prominent Position edge of city centre**
- **High quality fit out and finish**
- **Close to extensive amenities and facilities**
- **Good road and public transport**
- **Effective open plan layouts**
- **Short walk to train station**

1105 sq ft (102.7 sq m) approx

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 occupies a prominent position fronting Blossom Street on the outskirts of York City Centre. The extensive facilities and amenities of the centre are a short walk away including the main line train station. There is a good range of amenities on the doorstep.

It is a very convenient location which benefits from excellent public transport connections and a range of good local amenities with the extensive retail, leisure and service amenities of York City Centre and the wider York area being readily accessible. The city centre is within easy walking distance of the subject property. Of note is the accessibility of the property to Yorks train station which provides connections to London and many of the UKs major towns and cities in less than 2 hours. A number of bus routes are also close by.

DESCRIPTION

The subject property is one of the 2 storey self-contained units that make up the characterful Odeon Cinema complex.

It comprises a ground and first floor unit with a bright and welcoming showroom and reception with a rear staircase leading up to 2 well-proportioned office rooms on the first floor.

Internally the property provides a suite of offices that is laid out in an open plan style with a range of attractive workspace features.

The offices are presented to a very good standard. The property is also connected for electricity, water and drainage. The offices can be offered fully furnished.

At first floor level there are WCs and the property provides a dishwashing facility.

There is plentiful public car parking nearby.

The property is currently occupied by a managed meeting room and conference facility. Click on <https://www.meet-up.co.uk/> to see more information.

FLOOR AREA (NIA)

The offices provide a net internal floor area of approximately;

102.7 sq m (1,105 sq ft)

SERVICES

The property is connected for mains electricity, water and drainage.

LEASE AND RENTAL

The rent is £17,500 per annum. We are also able to offer inclusive packages that include bills and furniture.

RATEABLE VALUE

The property is to be separately rated.

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.

VAT

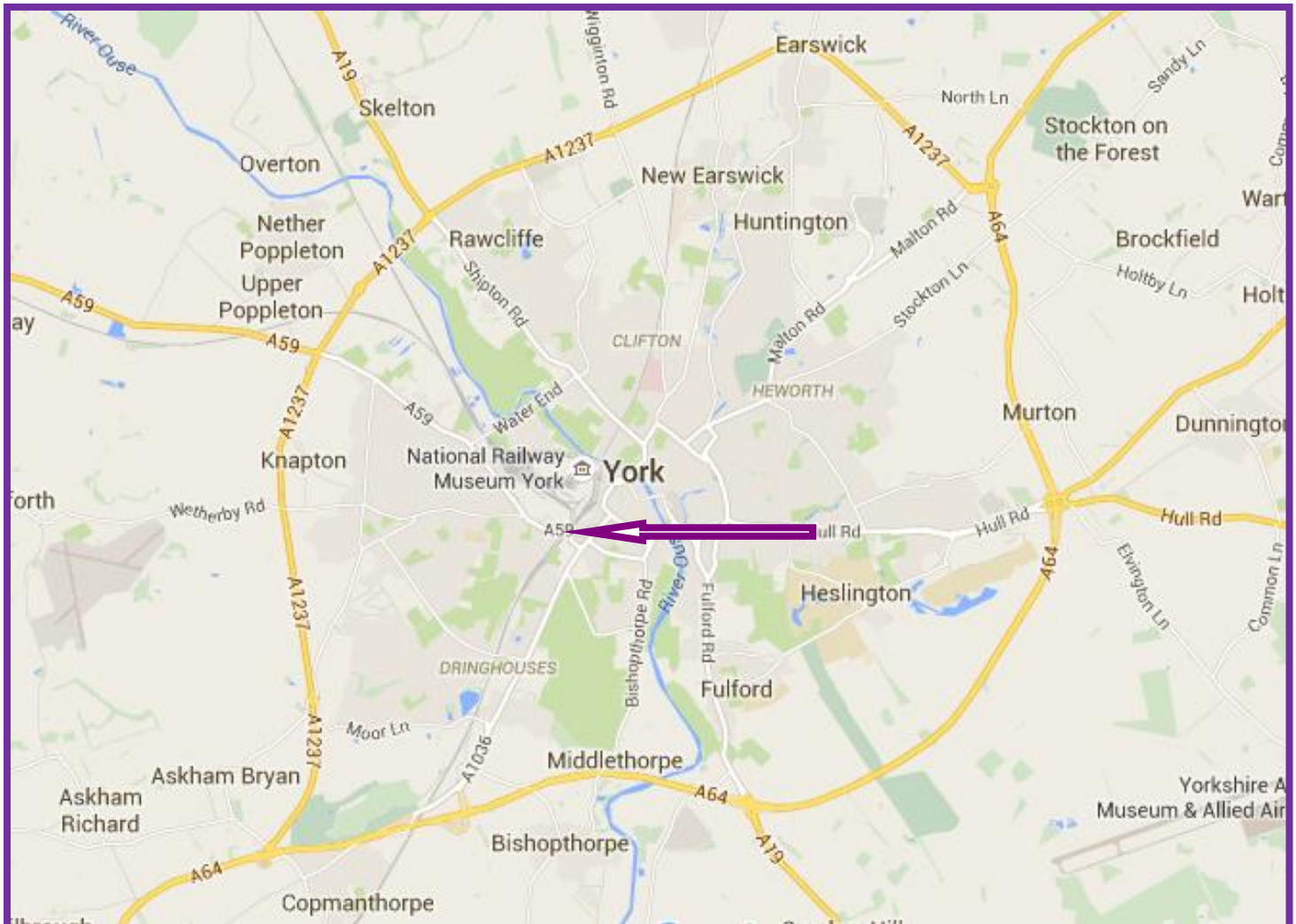
The rent will be subject to VAT at the applicable rate.

EPC

Available on request

VIEWING

Viewings are by prior appointment with the sole agents McBeath Property Consultancy **07725 416002 or 01904 692929** or or andrew@mcbeathproperty.co.uk. Subject to Contract – 220121



MCBEATH PROPERTY CONSULTANCY LIMITED

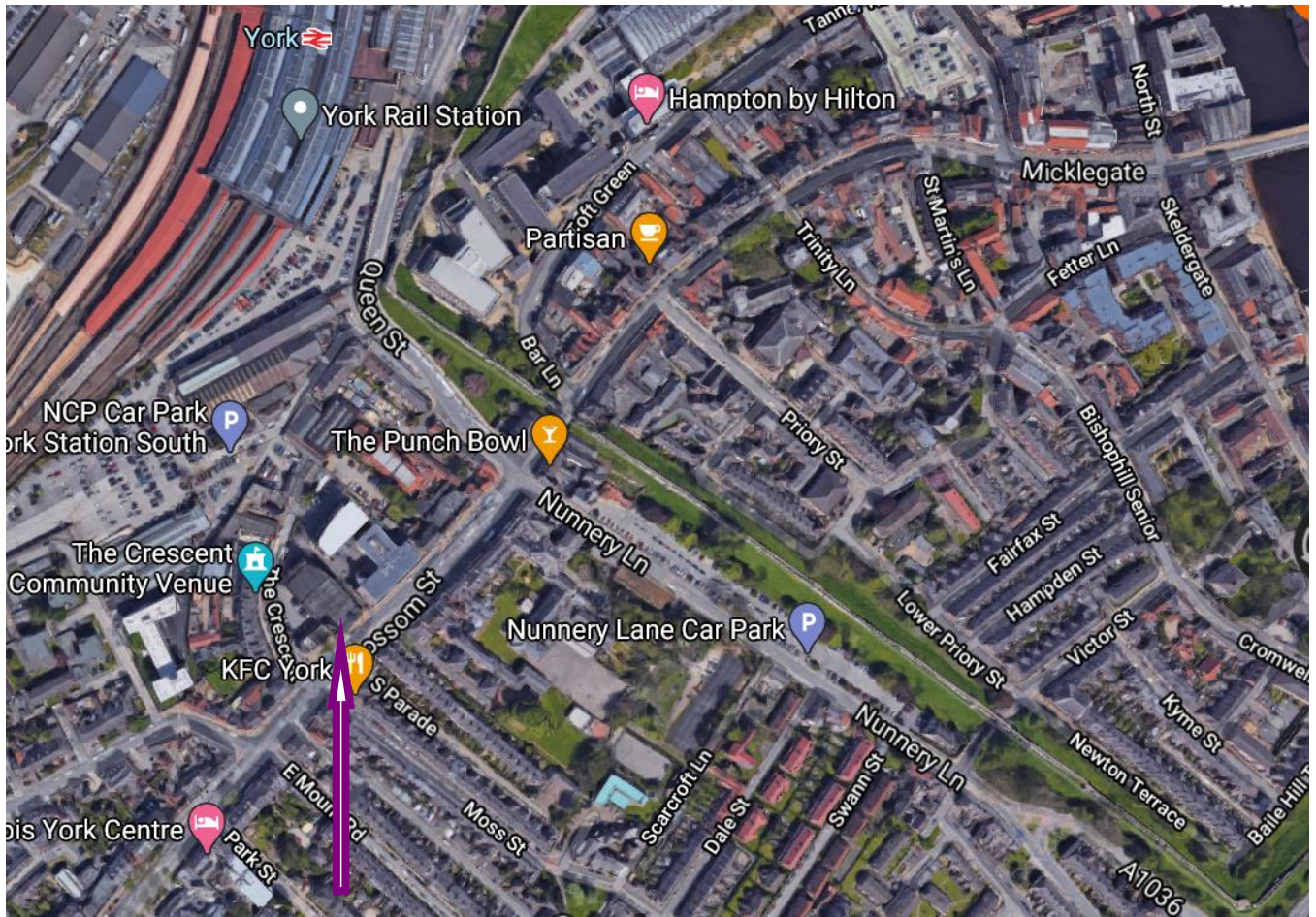
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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



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.