

**Hargrave House
Boroughbridge Road
YORK
YO26 5RX**



EXCELLENT FIRST FLOOR OFFICE SUITE

- **First floor of 2 storey building**
- **Current mixed commercial use**
- **Close to amenities and facilities**
- **Good road and public transport**
- **Effective open plan layout**
- **Modern WCs and fitted kitchen**

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

MPC

LOCATION

The property occupies a quiet position situated just off Boroughbridge Road, close to the Water End junction just to the west of York city centre.

It is a very convenient location which benefits from good 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. Additionally the A1237 North York ring road can be easily reached thereby providing good road access. The city centre is actually within 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.

DESCRIPTION

The subject property comprises the first floor of a purpose built commercial building of cavity brick construction with even pitched, insulated metal sheet clad roofing.

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

- Roomy loft style office space
- Carpeted floor
- Category II office lighting
- Gas central heating
- UPVc double glazing
- Perimeter trunking
- Eaves storage
- Fitted kitchen and modern WCs

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

At ground floor level there are recently installed WCs.

Externally parking for up to 4 cars can be provided to the front forecourt of the property.

FLOOR AREA (NIA)

The offices provide a net internal floor area of approximately;

134.17 sq m (1,442 sq ft)

SERVICES

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

RENTAL

Cost effective rental packages available. Stepped rental with low starting level. (subject to status).

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.

RATEABLE VALUE

The property is to be separately rated.

VAT

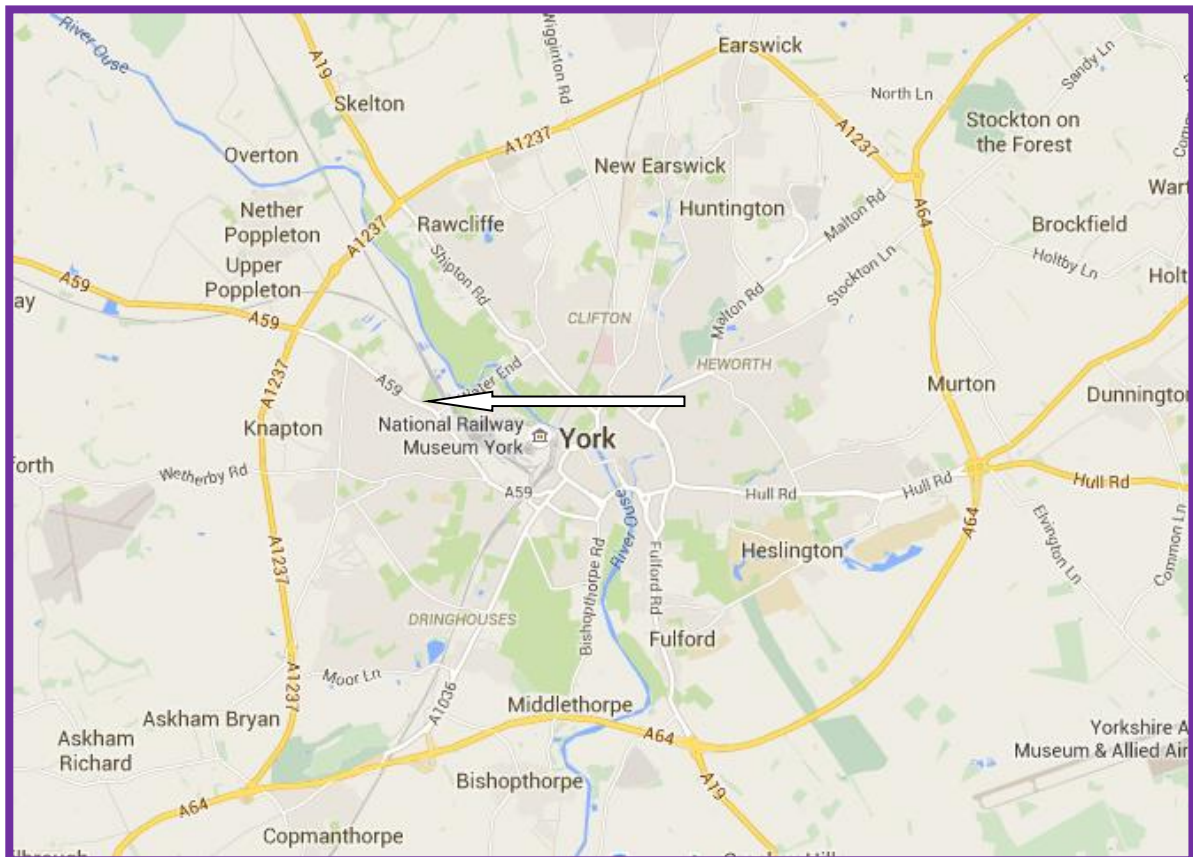
The rent will be subject to VAT at the applicable rate.

EPC

Available on request

VIEWING

Viewings are by prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk or **07725 416002** or **01904 692929** Subject to Contract – 060616221121



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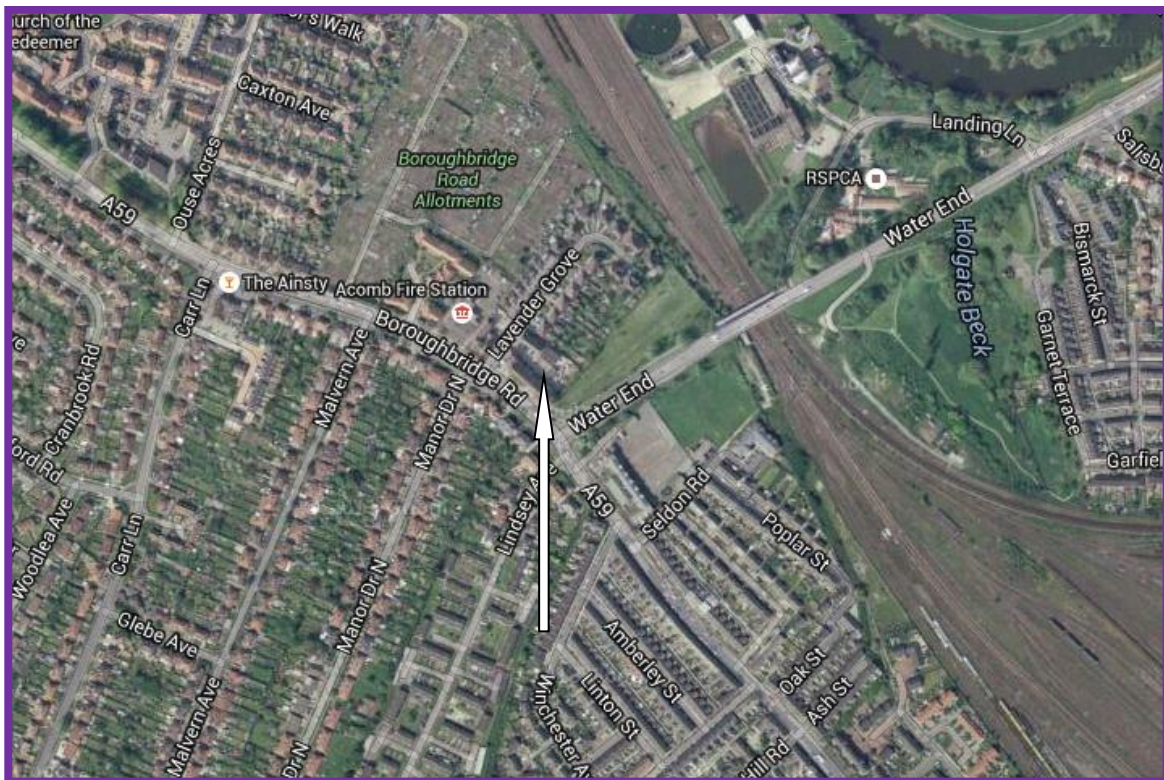
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