

YORK YO32 9GZ

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

Unit 4 Omega, Monks Cross Business Park First Floor Office Suite



Excellent office space laid out over a single floor

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

TO LET

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, Sports Direct, Primark, WH Smith, Boots 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 the first floor of Unit 4, providing open plan office accommodation within a self-contained site benefitting from on-site car parking spaces.

- Comfort Cooling
- 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

1,655 sq ft (153.81m²)

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.

VAT

All costs are exclusive of VAT.

Viewings and Further Enquiries

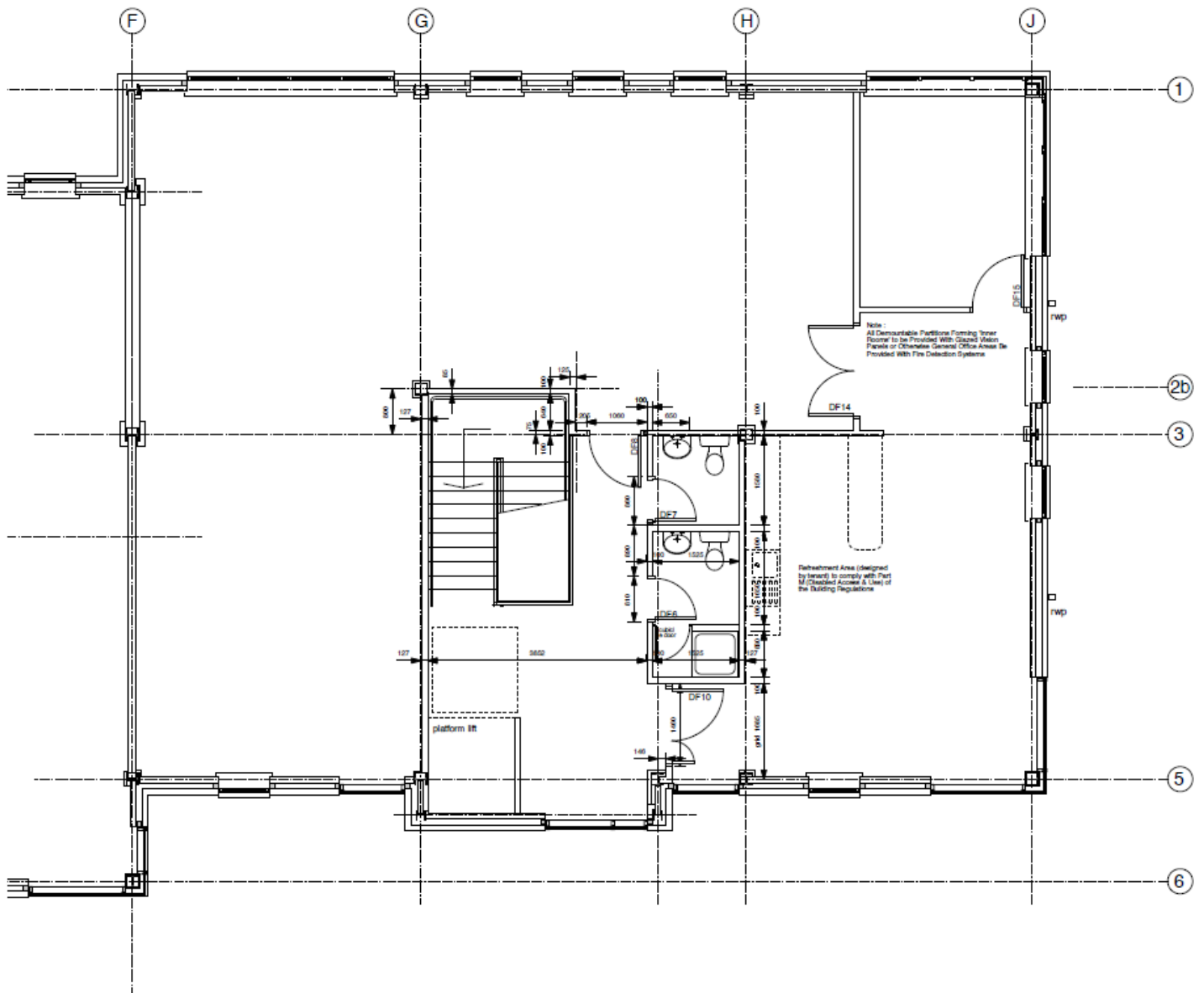
Viewings are strictly by prior arrangement with the sole agents;

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

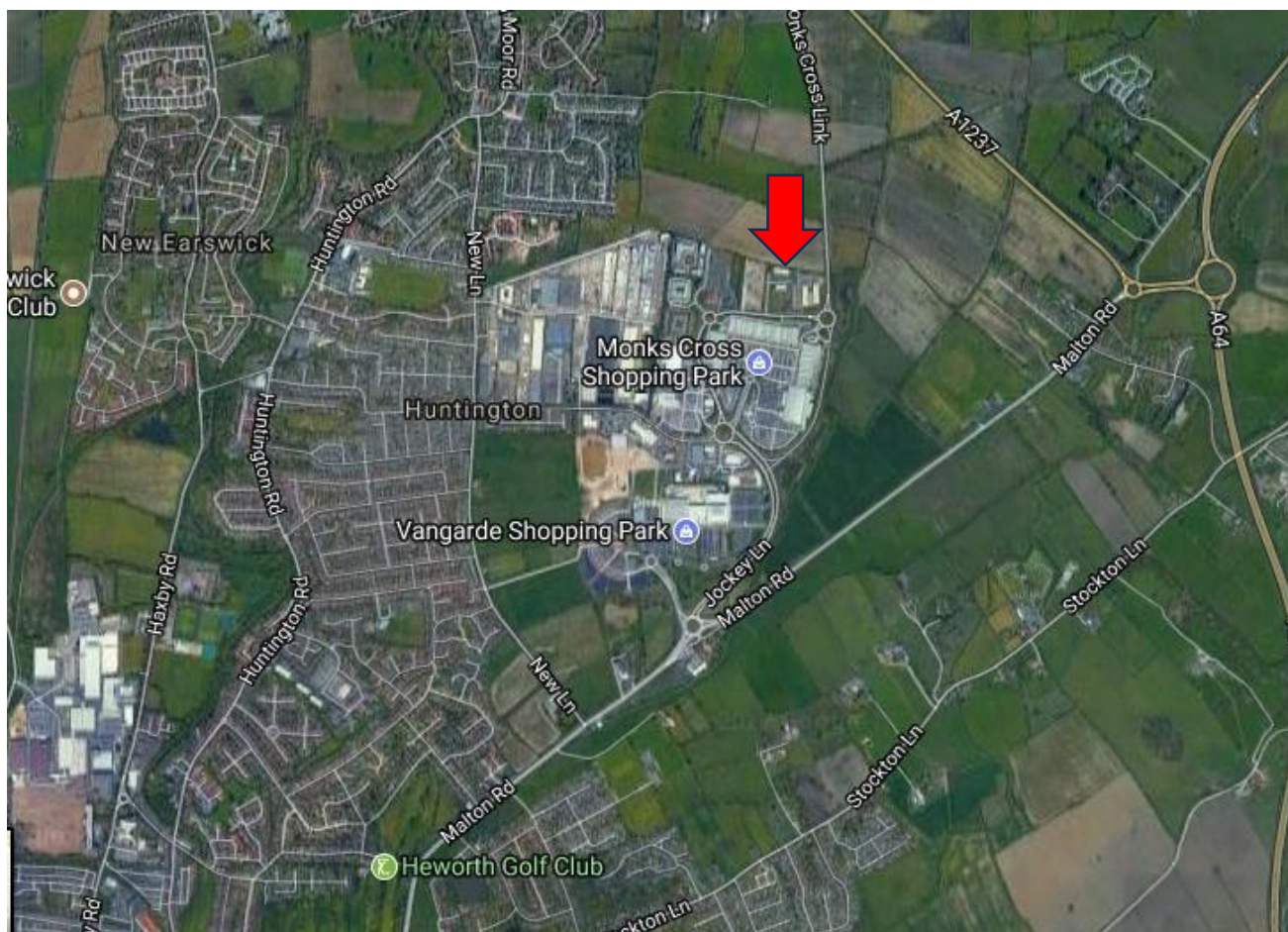
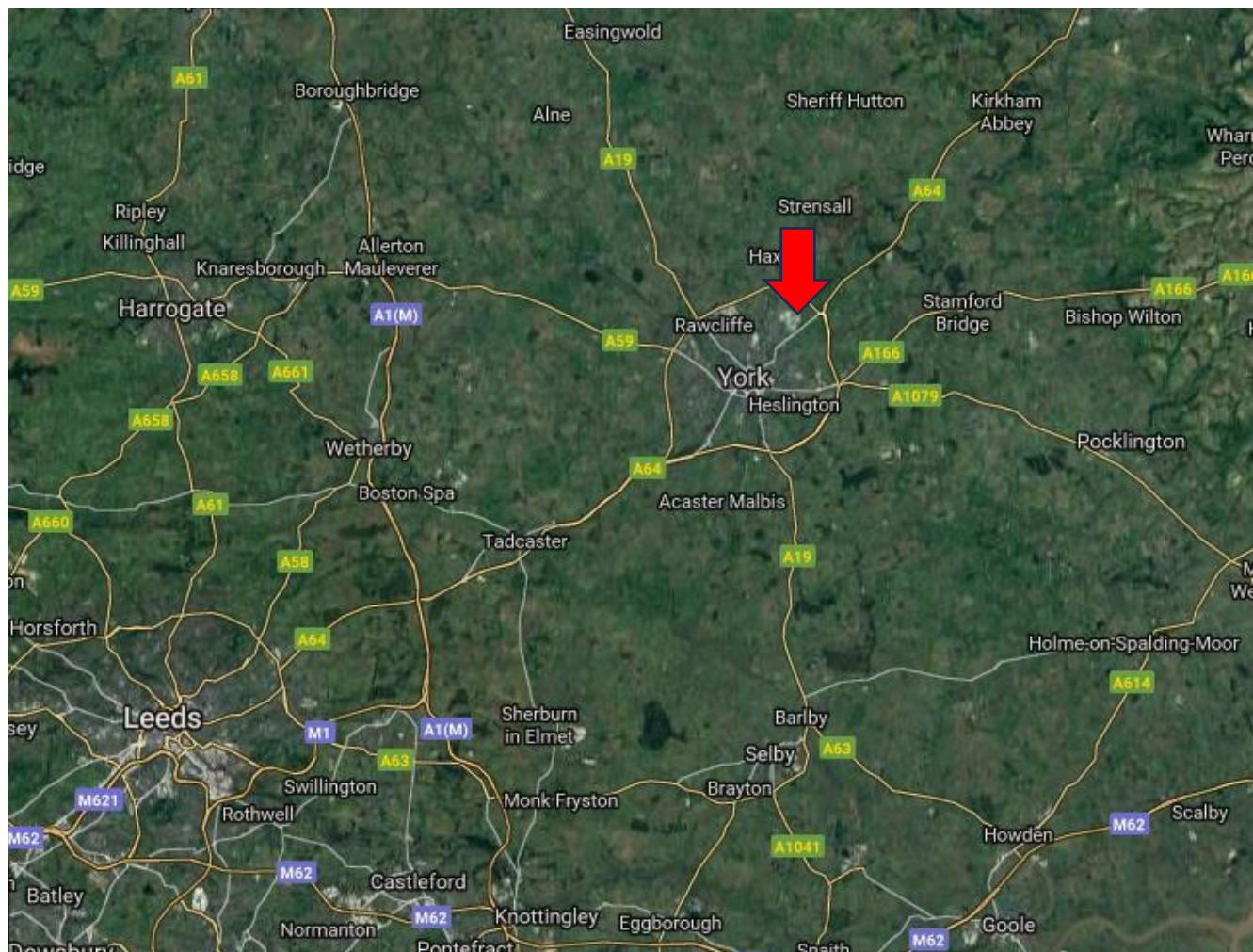
subject to contract 220224



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Not to scale – for indicative purposes only



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