

**Foxoak Park
DUNNINGTON
YORK YO19 5RZ**

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



- Modern office building
- Second Floor suite
- Open plan and private office layout
- Kitchen and WCs
- On site parking
- Air conditioning

TO LET

Location

The property is situated with road frontage on Foxoak Park within the Dunnington commercial area on the outskirts of York. There is direct access to Common Road which is the link road between the village of Dunnington and the A1079 Hull Road, which connects to the A64 east of York. The property therefore has good road connections.

The property is situated within walking distance of Dunnington village which offers a good range of shops and amenities.

Description

The property comprises to top floor of a three storey purpose built office building of cavity brick construction with a composite pantile clad roof.

The premises are laid out to provide a predominantly open plan office area. There is a partitioned meeting room and a fitted kitchen with break out area.

There are 2 WCs, one within the office and one on the landing.

The property has gas central heating and air conditioning and provides perimeter trunking. There are inset diffused VDU lighting units.

Floor Area (NIA)

Second Floor	102.86 sq m (1107 sq ft) approx
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Externally

4 car parking spaces are provided to the front of the property. This can be supplemented with on street parking.

Services

We are advised that the property is connected for all mains services and includes a gas fired central heating system. There is also an air conditioning system.

Lease

The property is available by way of the assignment or sub-letting of an effective full repairing and insuring lease which is due to expire in November 2027. We are advised the Landlord will consider offering a longer term lease.

The passing rental is £14,000 per annum. A service charge of £1000 per month is also charged which covers utility bills, rates and management costs.

VAT

All prices will be subject to VAT at the applicable rate.

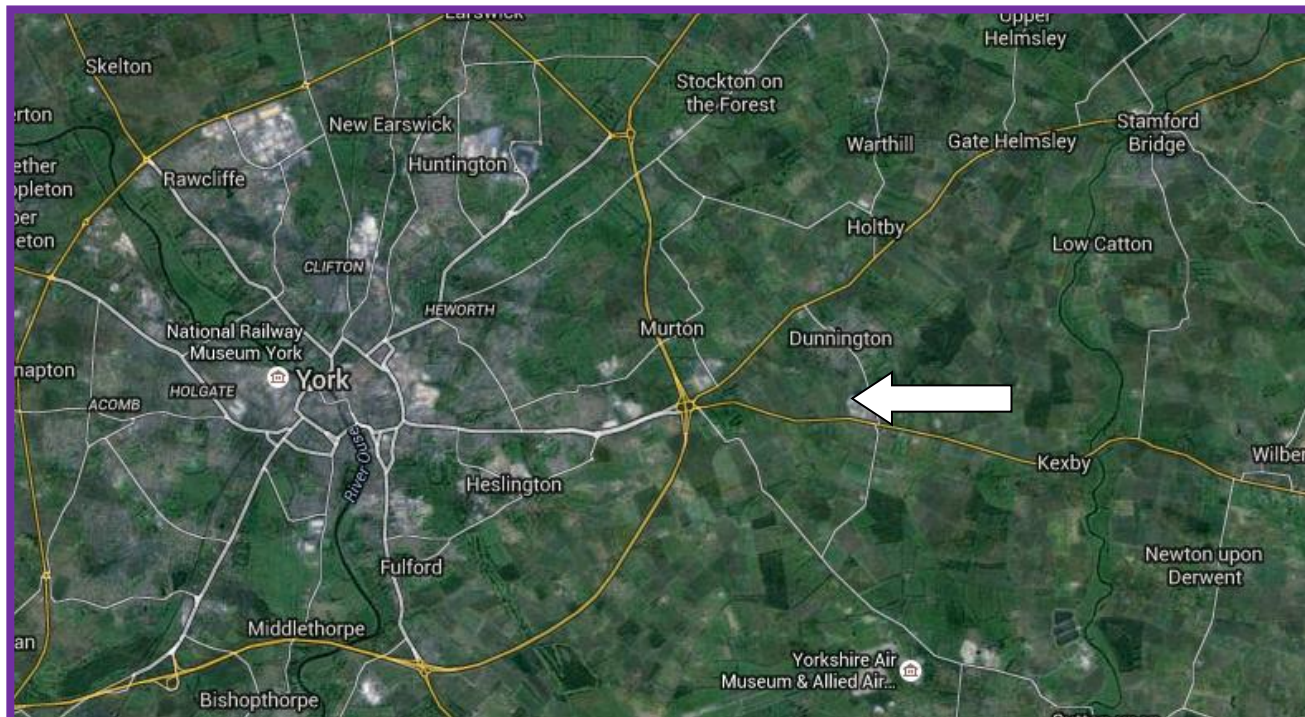
EPC

Available as appropriate.

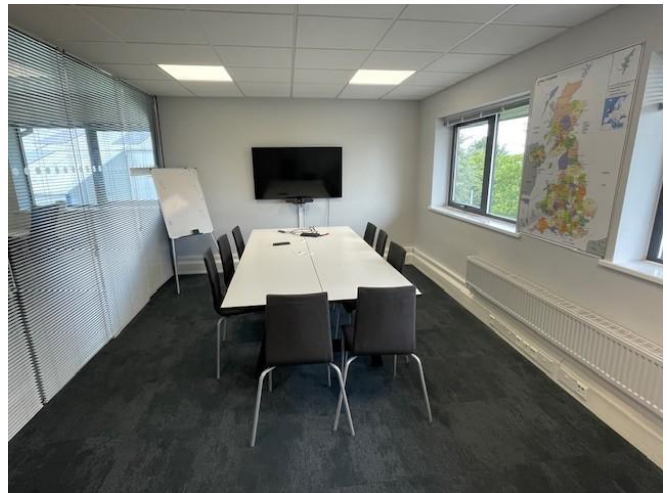
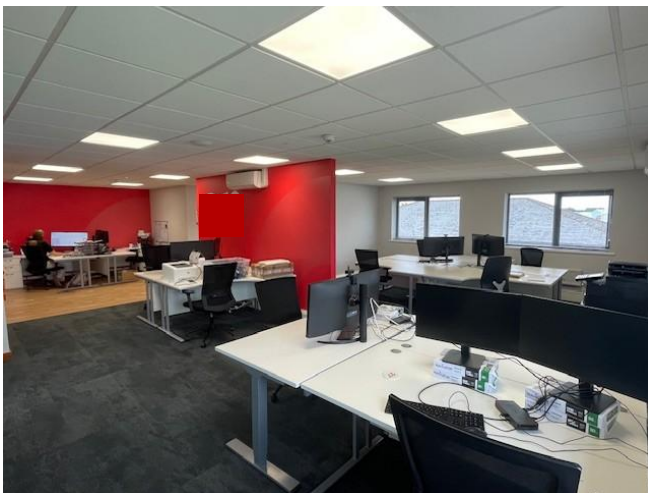
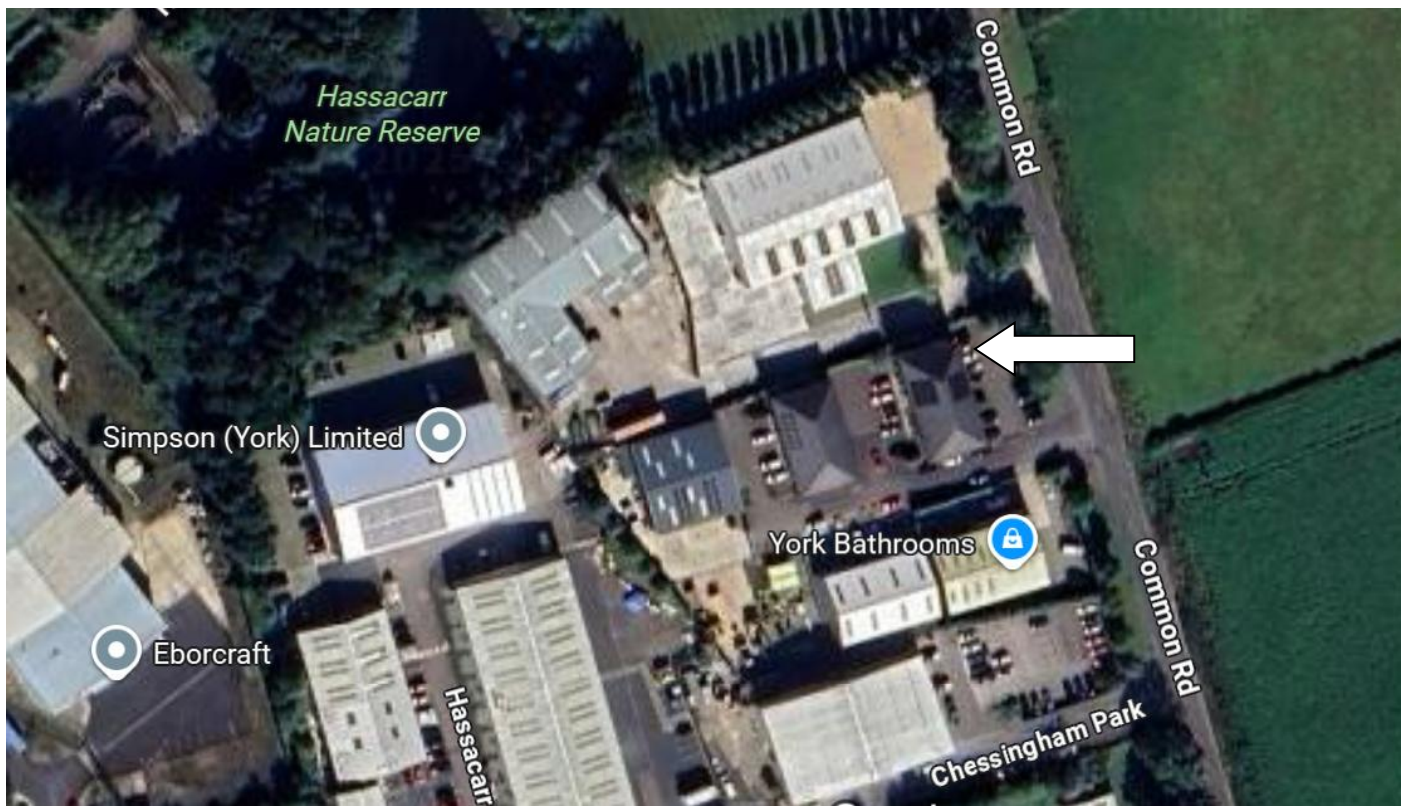
Viewing

Viewings are by prior appointment with the sole agents McBeath Property Consultancy
andrew@mcbeathproperty.co.uk 01904 692929 or 07725 416002.

Subject to Contract – 150825



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