

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

McBeath
Property Consultancy

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mcbeathproperty.co.uk



Photo taken prior to current tenants occupation

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

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

£21,750 per annum.

RATEABLE VALUE

The property is to be separately rated.

VAT

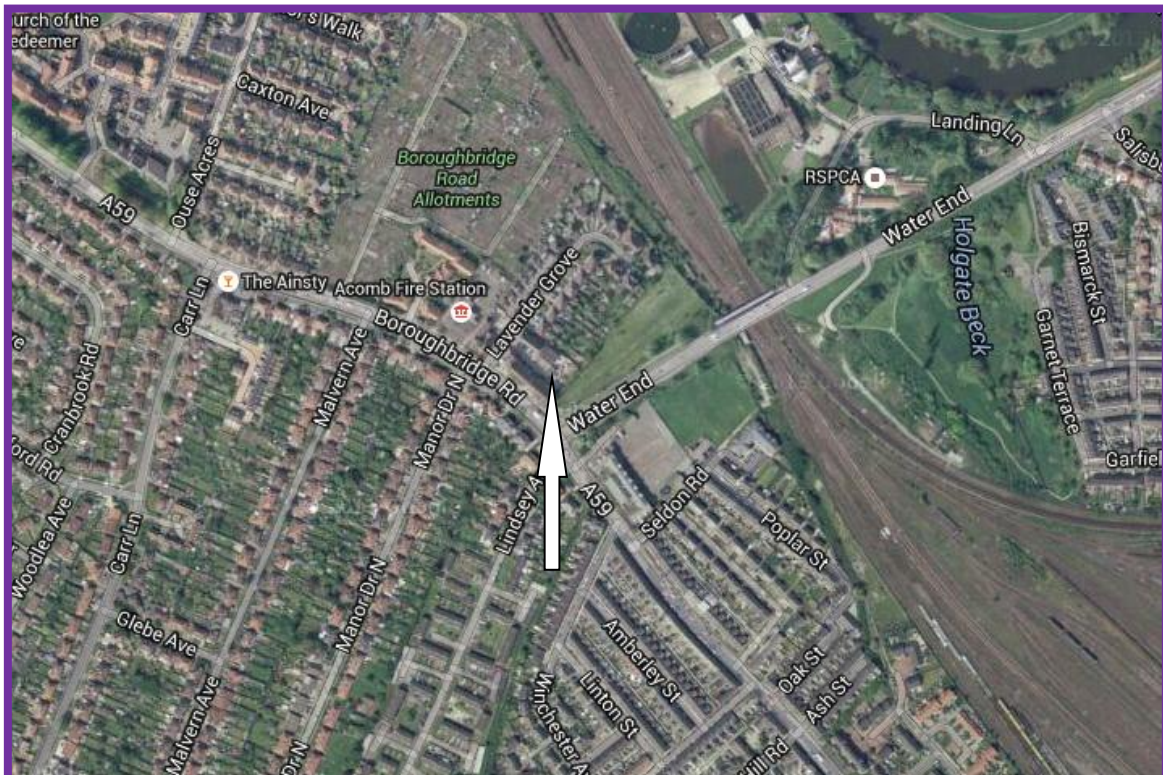
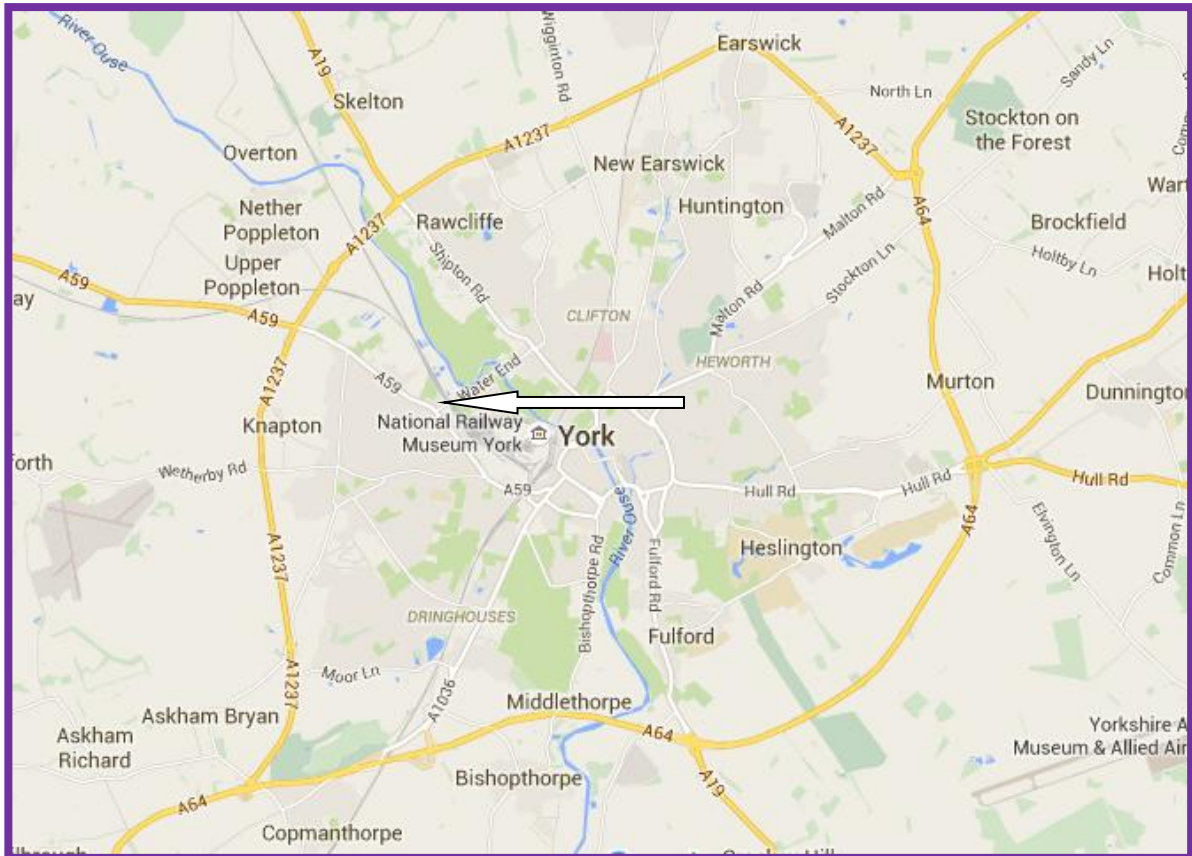
The rent will be subject to VAT at the applicable rate.

EPC

Available on request

VIEWING

Viewings are by prior appointment with the sole agents McBeath Property Consultancy andrew@mcbearthproperty.co.uk or 07725 416002 or 01904 692929 Subject to Contract - 110825



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