

First & Second Floors, 37A Micklegate,
York, YO1 6JH

Offices
311.59 sq m (3,354 sq ft)

To Let



PPH

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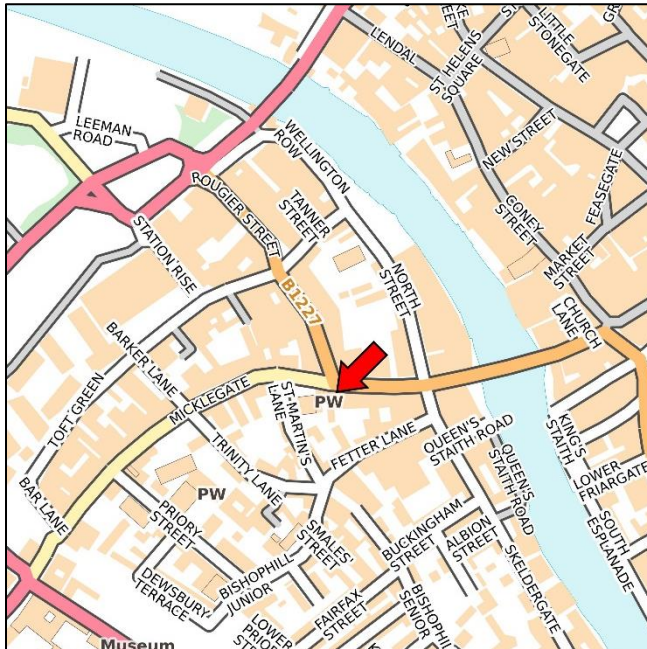
Summary

- Centrally located
- Characterful refurbished offices
- Impressive entrance/staircase
- Fully carpeted
- Modern fitted kitchens
- High quality WC's
- 3 parking spaces in secure car park to rear

Location

37A Micklegate is located in the heart of York city centre, a short walk from the main retail core and York Railway Station. The main bus routes around the city and services to the outer conurbations and all of the main arterial park and rides are in close proximity, as well as the national networks to Leeds, Harrogate, Milton, Bridlington and Selby.

York Railway Station provides excellent national connectivity, with the ability to travel to London's Kings Cross in under 2 hours. Surrounding occupiers include Sainsbury's Local, Bridgfords Estate Agents, Ison Harrison Solicitors and Rycroft Glenton Accountants.



Description

37A Micklegate is an impressive, refurbished office building over first and second floors, in a prominent city centre period building (Grade II* Listed).

The office accommodation provides multiple large open plan rooms which are fully carpeted and benefit from perimeter trunking and a mixture of integral, suspended and surfaced mounted LED lighting. Heating is provided by way of a gas central heated system and wall mounted electric heaters.

Car parking is available by way of a separate annual fee/permit and is available to the tenant in the gated car park at the rear of the property, subject to availability. In addition, there are a number of public car parks available in the area and short stay on street parking exists on parts of Micklegate.

Accommodation

The accommodation, measured on a net internal area basis, briefly comprises:

	Sq m	Sq ft
First Floor	221.76	2,387
Second Floor	89.83	967
Total	311.58	3,354

The ground floor provides an entrance lobby, passage hallway, with a rear exit with period stairs to provide access to the first floor. There is also an emergency escape route towards the rear for occupiers of No. 37.

Terms

The property is available to assign or sub-let on the following terms and conditions.

Rent

The office is available at a rent of £45,000 per annum exclusive.

3 Parking spaces charged at an additional premium.

Lease Term

The property is available on an effective full repairing and insuring basis until April 2029.

Service Charge

A service charge is in place to cover the cost of maintenance, repair and upkeep of the common parts and exterior of the building and building insurance.

Utility Costs

Utility costs including water, heating, lighting and power are recovered from the landlord via the service charge on a proportionate basis.

VAT

The property is registered for VAT and therefore VAT will be chargeable on the rent at the prevailing rate.

Business Rates

The Tenant will be responsible for the payment of rates, enquiries with the Local Authority reveal that the property currently has a rateable value of £34,500 per annum exclusive. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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