



## Unit 4

Alpha Court, Monks Cross, York, YO32 9WN

### Detached Office Building To Let (May Sell)

**3,708 to 7,441 sq ft**  
(344.48 to 691.29 sq m)

- Open Plan Office
- Suspended Ceilings
- Air Conditioning
- Raised Access Floors

# Unit 4, Alpha Court, Monks Cross, York, YO32 9WN

## Summary

<b>Available Size</b>	3,708 to 7,441 sq ft
<b>Rent</b>	£65,000 - £130,000 per annum
<b>Rates Payable</b>	£53,002.50 per annum
<b>Rateable Value</b>	£95,500
<b>VAT</b>	All figures quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party will be responsible for their own legal fees incurred in this transaction.
<b>EPC Rating</b>	C (52)

## Description

The property provides high quality office accommodation on 2 floors.

The office benefits from the following:-

- Open plan office
- Suspended ceilings
- Air conditioning
- Raised Access Floor
- Fully carpeted
- Kitchen
- WCs to each floor
- Secure entry door system
- Lift

## Location

The property is situated in the heart of Monks Cross Business Park to the north east of York city centre, with easy access to York Outer Ring Road and the A64.

Both Vangarde and Monks Cross Retail Parks are in close proximity, together with Monks Cross Park and Ride, York Stadium Leisure Complex

## Accommodation

The accommodation comprises the following areas and the property also benefits from 22 parking spaces plus external cycle storage.

Name	sq ft	sq m
Ground	3,708	344.48
1st	3,733	346.81
<b>Total</b>	<b>7,441</b>	<b>691.29</b>

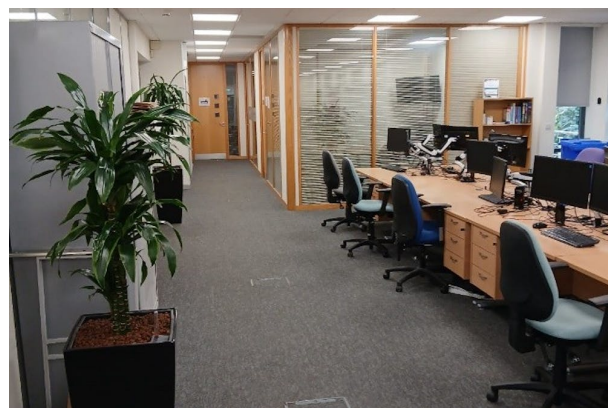
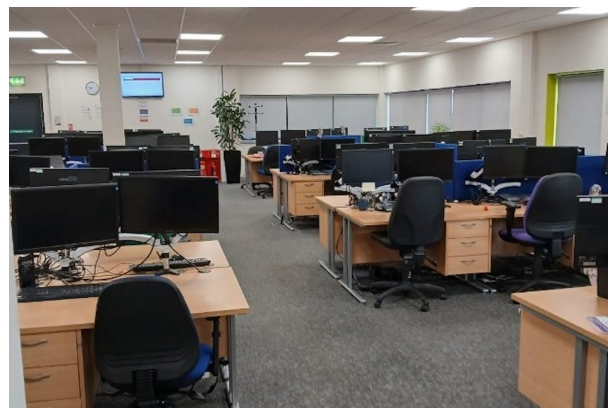
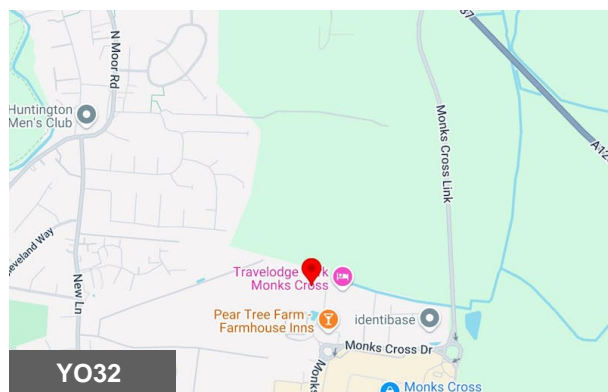
## Terms

The property is available as a whole, or floor by floor, on a new, effective full repairing lease.

## Business Rates

The office accommodation has a Rateable Value of £95,500.

For further information please contact the Business Rates Department at York City Council – 01904 551550.



## Viewing & Further Information

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