



Stamford House, Piccadilly, York YO1 9PP

TO LET

Refurbished Office Suites

3,264 - 6,550 Sq Ft
(303 - 608 Sq M)

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DESCRIPTION

The site comprises of a detached modern office building across three storeys, with the ground floor and second floor now available to occupy. Stamford House provides refurbished, high quality office accommodation and on-site parking. The ground and second floor suites provide the following specification;

- ✓ LED lighting
- ✓ Raised access flooring
- ✓ Suspended ceiling
- ✓ Lift access
- ✓ Secure entry system
- ✓ 8 car parking spaces

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.



LOCATION

Stamford House is located on Piccadilly in the heart of York City centre, within a short walking distance of the primary retail district and key transportation networks.

York Railway Station, situated approximately 1 miles to the west, offers connections to national rail services including Leeds, Harrogate, Malton and Selby, with the fastest travel to London Kings Cross being 1 hour and 50 minutes. The property is well served by major bus routes that provide access to the city's outer conurbations and Park & Ride facilities.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	3,286	305
Second Floor	3,264	303
Total	6,550	608

LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

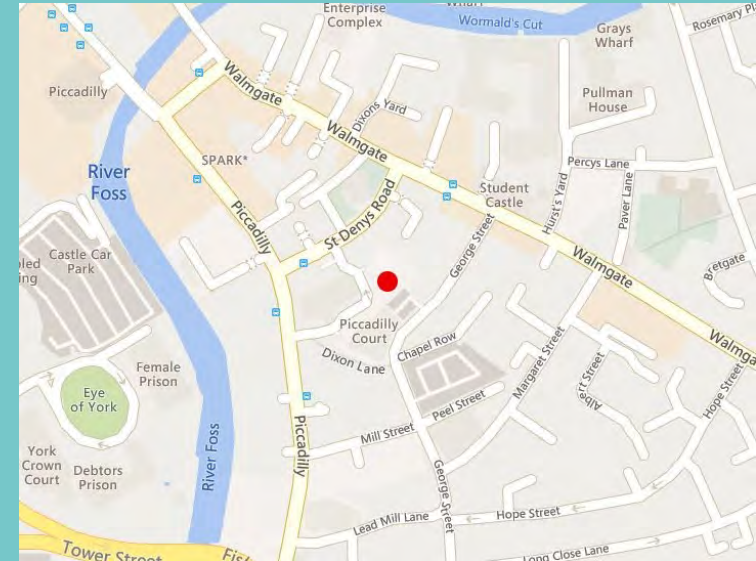
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The offices are available To Let by way of a new effective Full Repairing and Insuring for a term of years to be agreed.

EPC The Ground Floor has an EPC rating of C (69). The First Floor has an EPC rating of D (96). The full certificates are available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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