

TO LET

1st & 2nd FLOOR QUALITY OFFICES

FROM 220 SQ FT - 1,955 SQ FT



- Walking distance from prime city centre & York Rail Station
- All rents inclusive of utilities, cleaning & broadband connection
- On site car parking space available

**MOUNT HOUSE
90 THE MOUNT
YORK
YO24 1AR**

LOCATION

Mount House is located off The Mount (A1036) on the immediate south side of York city centre and within 5 minutes walk from the city walls at Micklegate Bar and the York Rail Station. Please see attached location plan.

DESCRIPTION

Mount House is a Grade II Listed building constructed in 1820 and substantially converted into good quality period office accommodation in the 1980s.

The available office accommodation are located at both 1st & 2nd floor levels.

The first-floor available accommodation comprise a large front to back attractive office which has a glass partitioned meeting room to The Mount elevation and a small single office accessed of the principal landing area within the building

The second-floor available accommodation comprises a combination of 4 good quality office rooms.

Male and female WC facilities are located within the common parts of the building and kitchen facilities for the benefit of the building occupiers are located on the 1st & 2nd floors.

ACCOMMODATION

First Floor

Suite 1 - 745 sq ft

Second Floor

Room 1 & 1A - 415 sq ft

Room 2 - 325 sq ft

Room 3 - 220 sq ft

Room 4 - 250 sq ft

Total - 1,955 sq ft

Interested parties must however satisfy themselves as to the floor areas of the subject property.

AVAILABILITY

The office suites are available to let by way of a new lease for a minimum term of 2 years with all leases contracted outside the Landlord & Tenant Act.



TERMS

First Floor

Suite 1 - £1,950 per calendar month (inclusive of 2 car parking spaces)

Second Floor

Room 1 & 1A - £1,000 pcm

Room 2 - £650 pcm

Room 3 - £450 pcm

Room 4 - £550 pcm

N.B. all rents are inclusive of all utilities, cleaning of common parts, broadband connection but not inclusive of Business Rates.

BUSINESS RATES

Suite 1 - £13,000

Room 1A & B - Rateable Value of £5,000

Rooms 2 & 3 Rateable Value of £5,600

Room 4 - Rateable Value of £2,700

(Individual rooms may qualify for 100% Small Business Rates Relief)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

VAT

The building is elected for VAT.

EPC

Available upon request.

FURTHER INFORMATION / VIEWING

CARTER TOWLER

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