



Suite 1E, 18 Back Swinegate, York

£27,800 Per Annum

Stephensons
commercial

S

Est. 1871

18 Back Swinegate,
York YO1 8AD

£27,800 Per Annum

- A modern open plan office suite of circa 1,390 sq.ft.
- The suite benefits from a private kitchenette, air-conditioning, lift access and intercom system.
- Situated with a modern purpose built office block with impressive entrance hall/foyer and shared shower facilities.

DESCRIPTION

The property forms a modern office suite located within a purpose built office block. The office suite can be found on the first floor, accessed from an impressive reception and entrance lobby off Back Swinegate. The suite benefits from a kitchenette, air-conditioning, shared w/c's and showers, plus an integrated intercom system allowing for convenient access for clients and guests.

LOCATION

Situated on Back Swinegate, the office suite is well positioned within the city centre and easily accessed from both the train station and core shopping areas, which are both within walking distance.

Back Swinegate is centrally located within the city, popular with a range national and independent retailers, offices, cafes, bars and eateries, with occupiers such as Browns Department Store, Mulberry, Slug and Lettuce, Las Iguanas and The Botanist amongst others.

Car parking is also available across the city with a number of facilities within walking distance.

SERVICES

The property benefits from mains electricity, water, drainage and superfast broadband.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



LEASE TERMS

The property is available on a 5 year lease at a rent of £27,800 per annum + VAT. The rent is inclusive of the building service charge.

The ingoing Tenant will be responsible for payment of the landlord's building insurance premium in respect of the property.

RATEABLE VALUE

£22,250 (from April 2026)

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 85. A full copy of the certificate is available upon request.

VIEWINGS

Viewings strictly by appointment - contact Stephensons Estate Agents (Commercial & Development) - 01904 625533

COSTS

The ingoing Tenant is to be responsible for a reasonable contribution to the landlord's legal and surveyor's fees estimated in the region of £1,250 plus VAT.

VALUE ADDED TAX

All figures quoted are exclusive of VAT. We are advised that the property has been elected to tax and therefore VAT will be chargeable on all costs.

Partners:

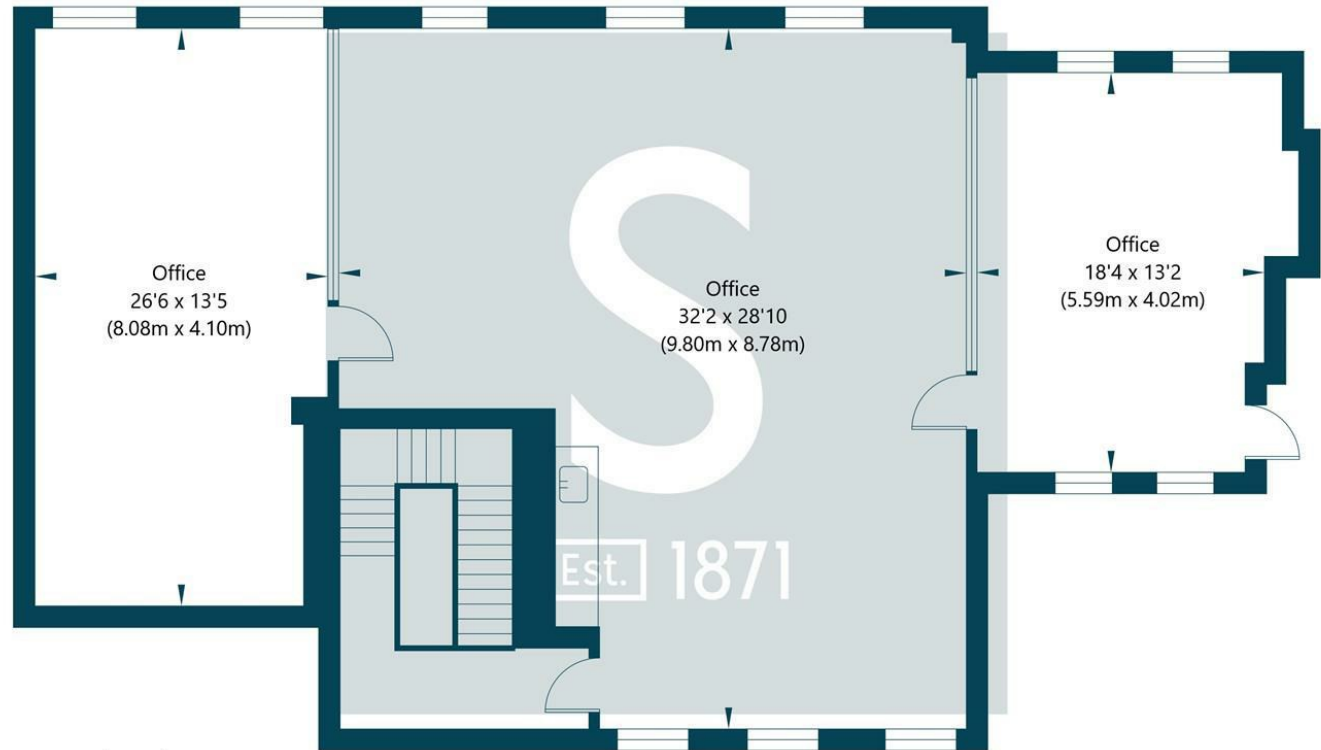
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I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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