



## 27 Tanner Row

York, YO1 6JP

### TO LET HIGH QUALITY SELF-CONTAINED GROUND FLOOR OFFICE SUITE

2,900 sq ft  
(269.42 sq m)

- Recently refurbished
- Air conditioning
- Dedicated board/meeting room
- On site parking available
- Quality kitchen & staff breakout area
- 5 mins walk from both York Rail Station and the prime retail/leisure sector of the City

# 27 Tanner Row, York, YO1 6JP

## Summary

<b>Available Size</b>	2,900 sq ft
<b>Rent</b>	£55,250 per annum
<b>Rateable Value</b>	£38,000
<b>VAT</b>	All prices, premiums and rents are quoted exclusive of VAT
<b>Legal Fees</b>	Each party to be responsible for their own legal fees
<b>EPC Rating</b>	E (104)

## Description

The available ground floor offices have their own dedicated entrance leading to an open plan large general office area, capable of further sub-divisions if required. A dedicated meeting/board room has been created at the rear of the suite and a modern kitchen and breakout area has been created for the benefit of staff.

Air conditioning

suspended ceiling with integrated LED lighting

Raised access floors with integrated data and power floor boxes

Fully DDA compliant

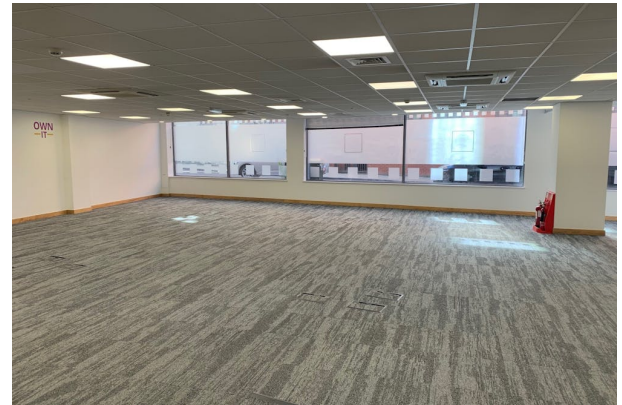
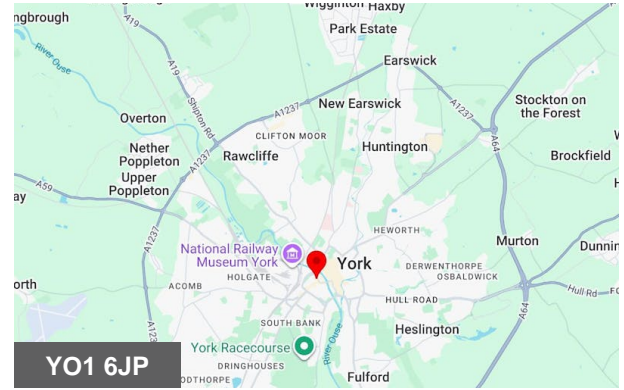
## Location

The available office unit is located at the junction of Tanner Row with George Hudson/Rougier Street. The City Council's HQ at Station Rise is immediately together with the 5 star York Grand Hotel. Please see location plan.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office Suite	2,900	269.42	Available
<b>Total</b>	<b>2,900</b>	<b>269.42</b>	



## Viewing & Further Information



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