

**106**

Micklegate, York, YO1 6JY

High Quality 1st Floor Office Suite

940 sq ft
(87.33 sq m)

- Within the heart of the vibrant Micklegate cluster of retail, commercial and residential properties
- 5 minutes walk from York Rail Station
- Metered street parking & cycle stands outside the building

106, Micklegate, York, YO1 6JY

Summary

Available Size	940 sq ft
Rent	£18,800 per annum
Rateable Value	£12,250
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction
EPC Rating	C (64)

Description

From the impressive ground floor entrance the available offices are located at 1st floor level and comprise an open plan layout with good natural lighting and a modern appearance. Male/Female and a small kitchen area are located adjacent to the office off the common stairwell.

Location

The premises are located off Micklegate which connects the York Inner Ring Road at Micklegate Bar with the prime retail area of the City beyond Ouse Bridge. Please see attached location plan.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Offices	940	87.33	Available
Total	940	87.33	

Terms

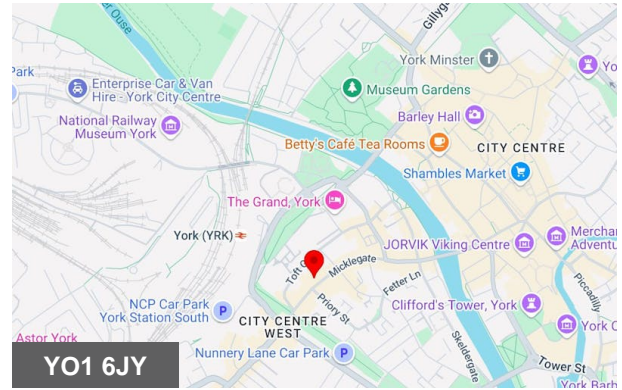
The offices are available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £18,800 per annum exclusive.

Service Charge

A service charge will be levied by the landlord for the benefit of maintaining and repairing the communal parts of the building together with buildings insurance.

Utilities

Utility costs, including water, gas and electric, for the communal parts of the building are re-charged and recovered by the landlord, in due proportion, via the service charge. The tenant is responsible for the payment of electric costs associated with the office directly to the energy provider.



Viewing & Further Information



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