

65 OSBALDWICK LANE
YORK, YO10 3AY

- Office Space To Let
- Suburban location within York
- £31,500 per annum
- Available Now



GFW.

LOCATION

The property is situated in a residential area of Osbaldwick, approximately 2 miles east of York city centre. It is accessed via the local road network, with convenient links to Hull Road (A1079) and the A64.

The property can be accessed primarily from Osbaldwick Lane, with additional access, including DDA compliant entry and parking spaces, available via Meadowbeck Close.

The surrounding area is predominantly residential in nature, with a mix of housing, alongside nearby community and commercial uses. There is a regular local bus service with stops nearby at Moorland Close.

DESCRIPTION

The property comprises a traditional two-storey brick building set beneath a hipped roof.

The building features windows on both the front and rear elevations, providing natural light to the interior spaces. Internally, the property provides a kitchen, multiple office rooms and WC facilities on both the ground, first and second floors.

The floors are predominantly carpeted, with vinyl flooring in the kitchen and WC areas. All floors are accessed via a stairwell. The property also includes an outbuilding of traditional brick construction beneath a hipped roof. Externally, the property has 17 parking spaces.

ACCOMMODATION

The property includes the following net internal areas:

Description	Sq. m	Sq. ft
Ground Floor	62.3	671
First Floor	72.9	785
Second Floor	43.7	470
Outbuilding	25.8	278
Total NIA	204.7	2,204

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £31,500 per annum for 65 Osbaldwick Lane (all figures quoted are exclusive of VAT);

Insurance are payable on demand for the building structure. All other terms are to be agreed by negotiation.

RATING ASSESSMENT

We advise interested parties make their own enquiries to the Valuation Office Agency and Local Authority to determine their Business Rates liabilities.

SERVICES

We are advised that the property is connected for all mains services including electricity, water and drainage.

PLANNING

The property currently benefits from planning permission for office use falling within Use Class E(g)(i) under the Town and Country Planning (Use Classes) Order 1987 (as amended).

We understand that a planning appeal is currently in progress in respect of the property. Further details can be obtained from the local planning authority under planning reference 25/00070/REF.

Interested parties are advised to make their own enquiries in this regard.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of D(144) expiring on 20 September 2032.

VAT

All figures are exclusive of VAT where chargeable.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///worker.party.loaded

VIEWINGS

Viewings are strictly by prior appointment with GFW. Please contact:

Dhakshina Pandurangan

07570 912981 / dhakshinapandurangan@gfwllp.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



LOCATION PLAN



