

MODERN FIRST FLOOR OFFICES TO LET



FIRST FLOOR, AGRICULTURE HOUSE, 207 TADCASTER ROAD, YORK, YO24 1UD

- Excellent access to the A64 and wider road network
- Less than a mile from Askham Bar Park & Ride
- High specification offices with prominent location on Tadcaster Road
- Local occupiers include Tesco, St Leonard's Hospice and York College
- On site parking

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The subject property is located on Tadcaster Road in the suburb of Dringhouses. York College is also located on Tadcaster Road, with a Tesco Extra supermarket directly opposite. The site is conveniently located, less than a mile from the A64 on the A1036 (Tadcaster Road) and 3.3 miles south of York City Centre. Askham Bar Park & Ride is less than a mile from the property and offers regular bus services into York. Existing tenants on the ground floor include NFU Mutual and The Yorkshire Countrywomen's Association.

DESCRIPTION

The property itself is a modern detached office building which benefits from the following amenities:

- Raised access flooring.
- Comfort cooling
- Gas central heating
- Suspended ceiling with LED lighting
- On site parking
- Intercom system
- Shower facilities
- Kitchenette at first floor

A Matterport virtual tour of the offices can be accessed via the link below:

<https://my.matterport.com/show/?m=C7PY7JYmaeF>

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

First Floor Offices	243.78 sq.m	2,624 sq.ft
Ground Floor Office	31.59 sq.m	340 sq.ft
Total	275.37 sq.m	2,964 sq.ft

TERMS

The office and post room are available by way of a fully repairing and insuring lease, for a term of years to be agreed, at a rent of **£42,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value £28,000
Rates Payable £13,972 (approx.)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (57). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
May 2024

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.