

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 **£37,000 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