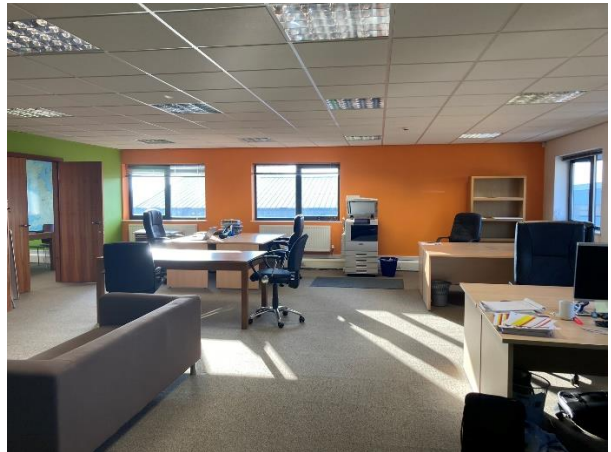


OFFICES FOR SALE



2 FOXOAK PARK, DUNNINGTON, YORK, YO19 5RZ

GROUND FLOOR AND SECOND FLOOR AVAILABLE, EACH 101.26 SQ.M. (1,090 SQ.FT.) NIA

SITUATED IN AN ESTABLISHED BUSINESS PARK WITH GOOD ACCESS TO THE ROAD NETWORK

FLEXIBLE LAYOUT TO EACH FLOOR WITH OPEN PLAN WORK AREAS AND PARTITIONED MEETING SPACE

INCLUDES THREE CAR PARKING SPACES PER FLOOR

HELD BY WAY OF 99 YEAR LEASES

FOR SALE - £200,000 PER FLOOR

AVAILABLE EITHER AS A WHOLE OR A SINGLE FLOOR

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**

E-MAIL: ADMIN@BARRYCRUX.CO.UK

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

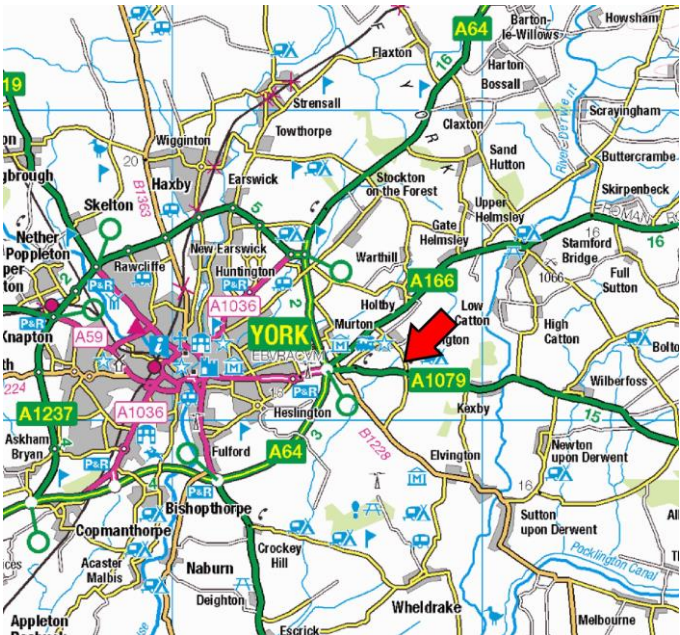
DESCRIPTION

The property comprises the ground and second floor of a three-storey modern semi-detached office building. Each floor provides light and spacious open plan accommodation with partitioned areas, central heating, suspended ceilings, double glazed windows. In addition, there are kitchen and toilet facilities on each floor.

The two floors are capable of being independently occupied and the building is serviced by a passenger lift.

LOCATION

The property lies in an established business park on the outskirts of the village of Dunnington which lies a few hundred metres from the A1079 Hull Road. This forms one of the main routes into York City Centre and connects with the A64 dual carriageway around two miles to the west of the property.



ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides the following net internal/IPMS floor area:

Description

Ground Floor	IPMS: 102.38 sq.m. (1,102 sq.ft.) NIA: 101.26 sq.m. sq.m (1,090 sq.ft.)
Second Floor	IPMS: 104.11 sq.m. (1,121 sq.ft.) NIA: 101.26 sq.m. sq.m (1,090 sq.ft.)

SERVICES

We understand that all mains services are connected to the property.

LOCAL AUTHORITY

City of York Council

RATEABLE VALUE

Ground Floor: £10,000
Second Floor: £10,000

TERMS

The property is available to purchase either separately as single floors or as a whole. Each floor is held by way of a 99-year lease from 1 January 2006, with a service charge payable each month. This is currently £300 plus VAT per floor and includes ground rent, utilities, insurance and maintenance.

There may be the option to extend the lease term or purchase the freehold of the whole building, subject to agreement with the vendor.

COSTS

Each party is to be responsible for their own legal costs.

VALUE ADDED TAX

VAT may be payable on the purchase price and service charge.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available in due course.

VIEWING

Strictly by appointment with the sole selling agents.

AGENTS' NOTE

- Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:
- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
 - (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
 - (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
 - (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
 - (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
 - (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
 - (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
 - (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.