

# OFFICE SUITE TO LET

**BARRY  
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



## GROUND FLOOR, 3 ISIS COURT, ROSETTA WAY, YORK, YO26 5NA

GROUND FLOOR OFFICE SUITE OF 44.49 SQ.M. (479 SQ.FT.) NET INTERNAL AREA  
LOCATED OFF THE A59 AND AROUND A MILE FROM THE YORK OUTER RING ROAD

MODERN OPEN PLAN OFFICE SPACE WITH KITCHENETTE

PARKING AVAILABLE

## TO LET - £650 PER CALENDAR MONTH

*VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS*

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Regulated by **RICS**

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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 a ground floor open plan office suite accessed off a communal entrance lobby (shared with the first-floor occupier). The accommodation is bright and modern with central heating and air conditioning plus a kitchenette area. Toilet facilities are provided off the entrance lobby.

The property is currently furnished with office desks and chairs, and these can be made available for an incoming tenant to use if required.

Parking at the property is available and an allocated space will be considered.

## LOCATION

The property is located within a small development situated off the A59 Boroughbridge Road which forms the main route into York from the west. The property also lies within two miles of York City Centre and is well positioned for convenient access to the road network.

## ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement and Code of Measuring Practice. The unit provides an IPMS area of approximately 45.10 sq.m. (485 sq.ft.) and a net internal area of 44.49 sq.ft. (479 sq.ft.).

Description	
Entrance Lobby	Shared and providing toilet facilities
Office	Open Plan with carpeted floor, central heating radiators, air conditioning unit and suspended ceiling.
Kitchenette	With built in base and wall units and stainless-steel sink

## SERVICES

All mains services are understood to be connected to the property.

## LOCAL AUTHORITY

City of York Council.

## RATEABLE VALUE

£6,600

## TERMS

The property is available to let by way of a new lease for a minimum term of two years at a rent of £650 per calendar month. s insurance

The tenant will be responsible for their own broadband/telephone costs and installation.

The tenant will be required to pay the rent quarterly or monthly in advance and pay a deposit equivalent to a minimum of three months' rent to the landlord.

## COSTS

Each party is to be responsible for their own costs in connection with the preparation and completion of the lease.

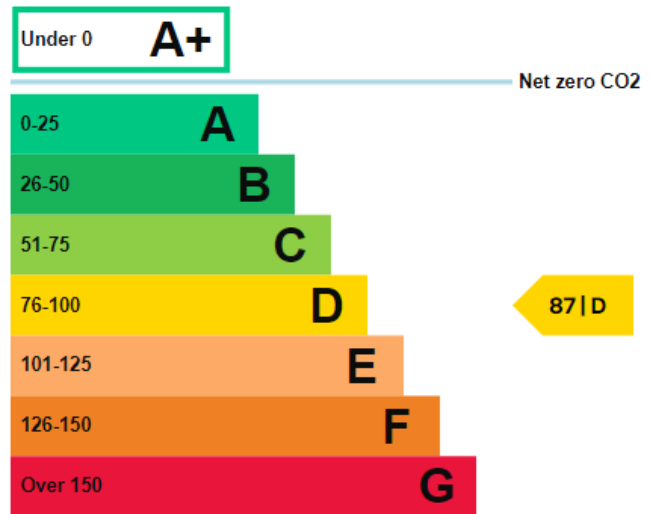
## VALUE ADDED TAX

VAT is payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of 87 D. A full copy of the EPC is available upon request.

This property's current energy rating is D.



## VIEWING

Strictly by appointment with the sole letting 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.

REFERENCE C2098

15 January 2024