

# REFURBISHED OFFICES TO LET

**BARRY  
CRUX**  **COMPANY**  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS



**OFFICE 1**



**OFFICE 2**



**COMMUNAL KITCHEN**



**COMMUNAL ENTRANCE HALL**

**DE GREY HOUSE, ST LEONARDS PLACE, YORK, YO1 7HB**

**Office 1 £285 per calendar month plus Service Charge**  
**Office 2 £165 per calendar month plus Service Charge**

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

**20 CASTLEGATE, YORK, YO1 9RP**

**TEL: 01904 659990**

**FAX: 01904 612910**

Regulated by **RICS**

**E-MAIL: ADMIN@BARRYCRUX.CO.UK**

**WEB: WWW.BARRYCRUX.CO.UK**

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 two third floor offices situated in a beautifully refurbished prominent building in York City Centre. Each office is newly decorated and fitted out with carpeted floors, central heating radiators, modern lighting and data points. The offices are available to let either together or separately.

LOCATION

The property is located in York City Centre on a busy pedestrian and vehicular route. It lies opposite York Art Gallery and adjacent to the Theatre Royal, with retail units and dwellings close by. The City Walls at Bootham Bar, one of the traditional gateways into the core centre is within 50 metres of the property.

ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement. The unit provides the following areas.

Description	
Ground Floor	Entrance Lobby - Shared area with stairwell and access to upper floors
	Communal Kitchen – with modern fitted units and seating area
	Communal Toilet Facilities
Third Floor	Office 1 – 22.31 sq.m.(240 sq.ft.)
	Office 2 – 12.27 sq.m.(132 sq.ft.)

SERVICES

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

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

The property is to re-assessed for rating purposes.

TERMS

The offices are available to let either separately or as a whole. Each lease will be for a minimum term of three years.

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.

Office 1

Rent £285 per calendar month plus Service Charge equivalent to 4% of the whole building costs.

Office 2

Rent £165 per calendar month plus Service Charge equivalent to 2% of the whole building costs.

Each tenant will be responsible for their own business rates and data/ telephone installation.

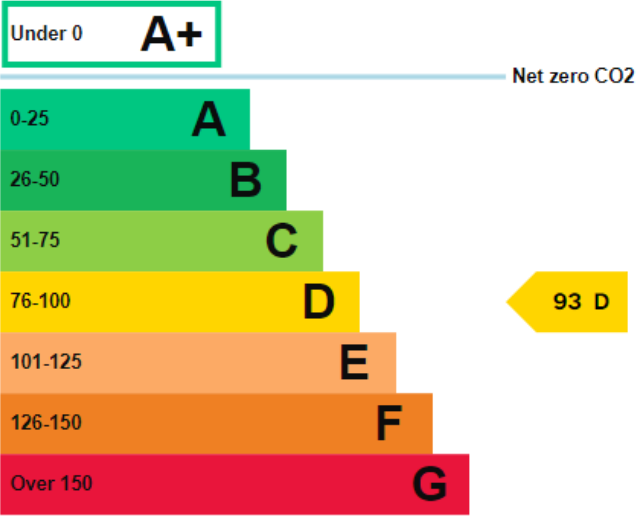
COSTS

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 and service charge.

ENERGY PERFORMANCE CERTIFICATE



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.