

GROUND FLOOR OFFICES TO LET

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



OFFICE SPACE FROM 19.26 SQ.M (207 SQ.FT.) TO 88.63 SQ.M. (954 SQ.FT.)

MODERN AND ACCESSIBLE BUILDING

EXCELLENT ACCESS INTO THE CITY CENTRE AND ONTO OUTER RING ROAD (A1237)

PARKING AVAILABLE

SUITABLE FOR A VARIETY OF USES WITHIN CLASS E

3A CENTURION OFFICE PARK, TRIBUNE WAY, YORK, YO30 4RY

TO LET: £15.00 PER SQ.FT. (PLUS SERVICE CHARGE)

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 provides ground floor office space within a shared building and having access to communal toilet and kitchen facilities. The space is available in a variety of sizes, although the landlord would need to retain approximately 460 sq.ft. of the available space for their own occupation.

The property could also suit many of the uses within Use Class E such as a health, fitness, retail, financial services, professional services or light industry.

LOCATION

The property is located in an established office park within the Clifton Moor Estate, which is a popular out-of-town business and retail area. Access to the A1237 York Outer Ring Road is within one mile of the property and York City Centre is less than 2.5 miles to the south.



ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (2nd Edition) and Code of Measuring Practice).

Description

Communal Entrance Hall	Door into Unit 3a
Inner Hall	Access to Communal Kitchen and Toilet Facilities

Office 1	19.26 sq.m. (207 sq.ft.)
Office 2	23.88 sq.m. (257 sq.ft.)
Office 3	88.63 sq.m. (954 sq.ft.)

SERVICES

All mains services are connected to the property.

LOCAL AUTHORITY

City of York Council.

RATING

Office 1 & 2: Rateable Value: £6,900

Office 3: Rateable Value - £12,250

TERMS

The offices are available on an internal repairing and insuring basis at a rent of £15.00 per sq.ft. There will be an additional service charge payable on a monthly or quarterly basis to cover utilities, insurance of the premises, cleaning and maintenance of common parts.

The Tenant will be responsible for the business rates and arranging for installation of telephone and other similar services. There is some office furniture available, if required. The tenant will be required to lodge a bond equivalent to six months rent with the Landlord to be held for the duration of the lease.

The letting will be by way of a short-term nature, up to 3 years maximum, and excluded from the Landlord and Tenant Act 1954 Security of Tenure Provisions.

COSTS

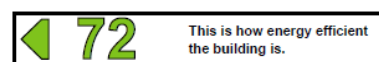
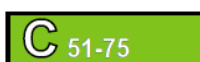
Each party is to meet their own legal costs in the matter.

VALUE ADDED TAX

VAT may be chargeable on the rent, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 72. A full copy of the EPC is available upon request.



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:

- 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;
- 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;
- 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;
- 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;
- 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:-
 - that he has relied solely on his own judgement and or that of his advisers;
 - 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;
 - 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.
- these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - to make no approach to the vendors or lessors or their staff in any way;
 - to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - 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.
- 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.
- 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.