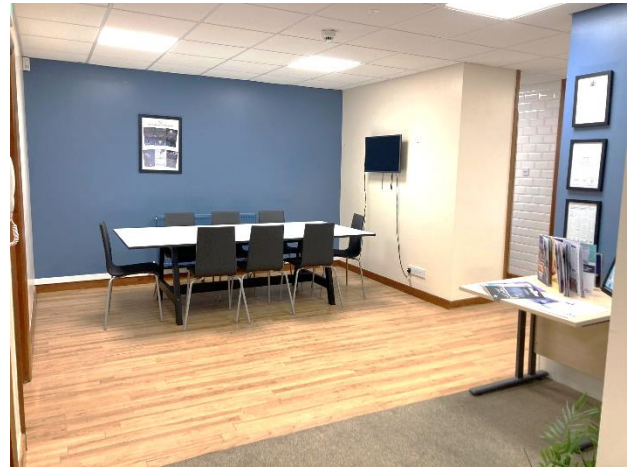


# OFFICE SUITE TO LET

**BARRY  
CRUX** & COMPANY

CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS



## 3 FOXOAK PARK, DUNNINGTON, YORK, YO19 5RZ

MODERN FIRST FLOOR OFFICE SPACE OF 104.11 SQ.M. (1,121 SQ.FT.)

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

FLEXIBLE LAYOUT WITH OPEN PLAN WORK AREAS AND SEPARATE OFFICES

INCLUDES FOUR CAR PARKING SPACES

**TO LET - £15,000 PER ANNUM**  
**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](mailto:ADMIN@BARRYCRUX.CO.UK)

WEB: [WWW.BARRYCRUX.CO.UK](http://WWW.BARRYCRUX.CO.UK)

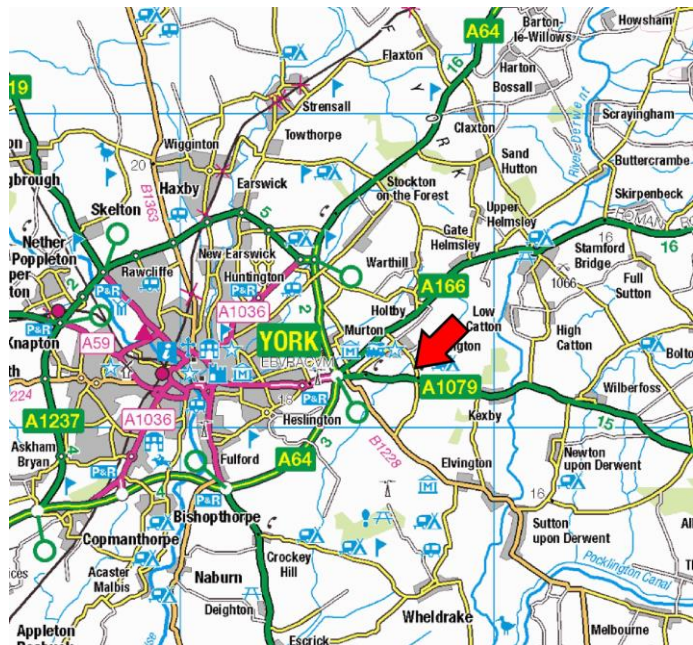
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50  
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

## DESCRIPTION

The property comprises the first floor of a three-storey modern semi-detached office building. It is fitted out to a good specification with central heating, air conditioning units, suspended ceilings and has an open plan work area, together with two glazed partitioned offices, a breakout area, kitchen, store cupboard and toilet facility.

## 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

First Floor Offices 104.11 sq.m. (1,121 sq.ft.)

## SERVICES

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

## LOCAL AUTHORITY

City of York Council

## RATEABLE VALUE

The property forms part of the rateable value for the whole building.

## TERMS

The property is available by way of a new effectively full repairing and insuring lease for a minimum term of five years at a rent of £15,000 per annum. There is a service charge in addition to this of £1,000 per calendar month which covers business rates, utilities, cleaning of communal areas, buildings insurance and maintenance of common parts and external areas. The tenant would be responsible for the installation, maintenance and cost of their own phone system and broadband.

The lease will be excluded from the security of tenure provisions (Sections 24-28) of the Landlord & Tenant Act 1954.

## COSTS

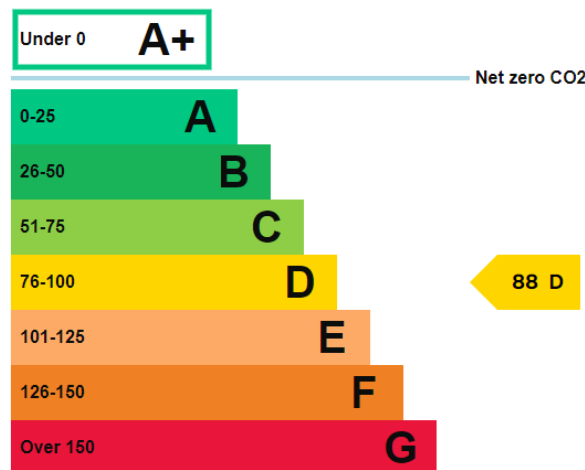
The tenant would be required to contribute to the Landlords legal costs in preparation of the new lease up to £500 plus VAT.

## VALUE ADDED TAX

VAT will be payable on the rent and service charge.

## ENERGY PERFORMANCE CERTIFICATE

This property's energy rating is D.



## VIEWING

Strictly by appointment with the sole letting agents.

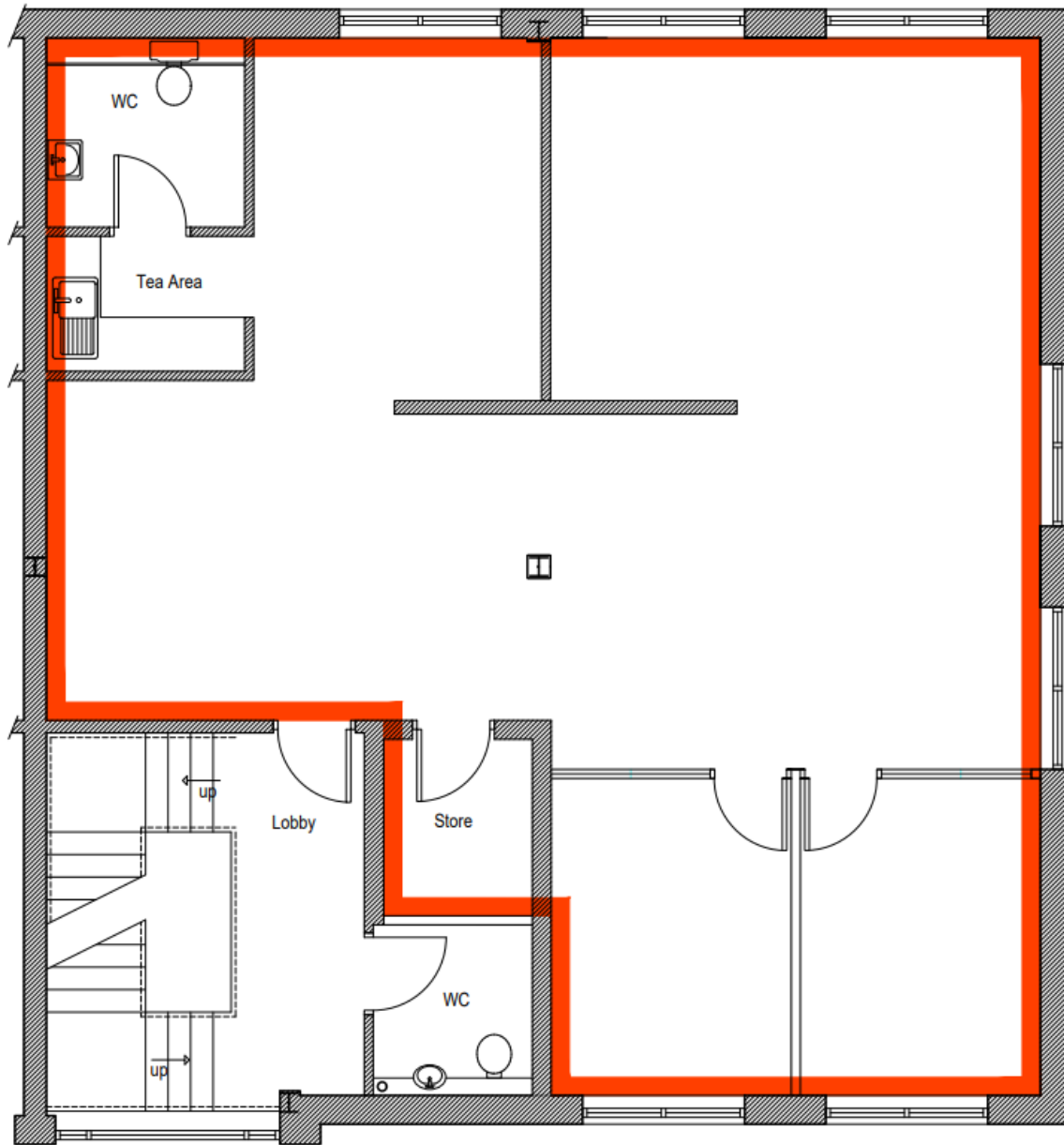
### AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- 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.

REFERENCE C2121

12 February 2024



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