

TO LET

5 & 13 MUSEUM STREET
YORK YO1 7DT

NEWLY REFURBISHED GRADE A OFFICE ACCOMMODATION
CAR PARKING AVAILABLE



stapleton
waterhouse

01904 622226



savills.co.uk

0113 244 0100



LOCATION

5 MUSEUM STREET

13 MUSEUM STREET

AMENITIES/ ATTRACTIONS

FURTHER INFORMATION

LOCATION

The historic Cathedral City of York is located approximately 25 miles north east of Leeds, 21 miles east of Harrogate and 190 miles north of London. The City benefits from excellent transport links, being on the A19 trunk road and with the A64 and A59 connecting directly to the A1(M) and in turn to the M1 / M62 and the national motorway network.

The property is within easy walking distance of York's main line railway station with a regular service to London Kings Cross (fastest journey time approximately 1 hour 50 minutes).

The premises are close York's retail, leisure and cultural amenities including York Minster with views over Museum Gardens. York has an estimated population of 207,000 persons and a primary catchment of approximately 488,000 persons.

York is the UK's first UNESCO City of Media and the UK's founding Science City and first Gigabit City.

The demographic profile of the city shows an above average of the most affluent A, B & C social groupings. The population is set to increase by 9.5% by 2021.

- | | | | |
|---|-------------------------|---|-----------------------|
| 1 | Railway Station | 1 | Carluccios |
| 2 | York Minster | 2 | The Ivy |
| 3 | Museum Gardens | 3 | Bettys |
| 4 | National Railway Museum | 4 | The Star Inn the City |
| 5 | Cliffords Tower | 5 | The Grand Hotel |
| 6 | Jorvik Viking Centre | | |
| 7 | Main Retail Centre | | |
| 8 | York Theatre Royal | | |



5 MUSEUM STREET

Fully refurbished Grade A offices

Open plan

Private entranceway

Fully air-conditioned / heated

Male & Female WC

Fully carpeted throughout

Estimated rates payable of £10,870 per annum

On site car parking (one space per 750 sq ft)

Energy performance rating to be reassessed following works



First Floor



Second Floor

First Floor	2,200 sq ft
Second Floor	870 sq ft
Total	3,070 sq ft

13 MUSEUM STREET

Fully refurbished Grade A offices

Open plan

Private entranceway

Fully air-conditioned / heated

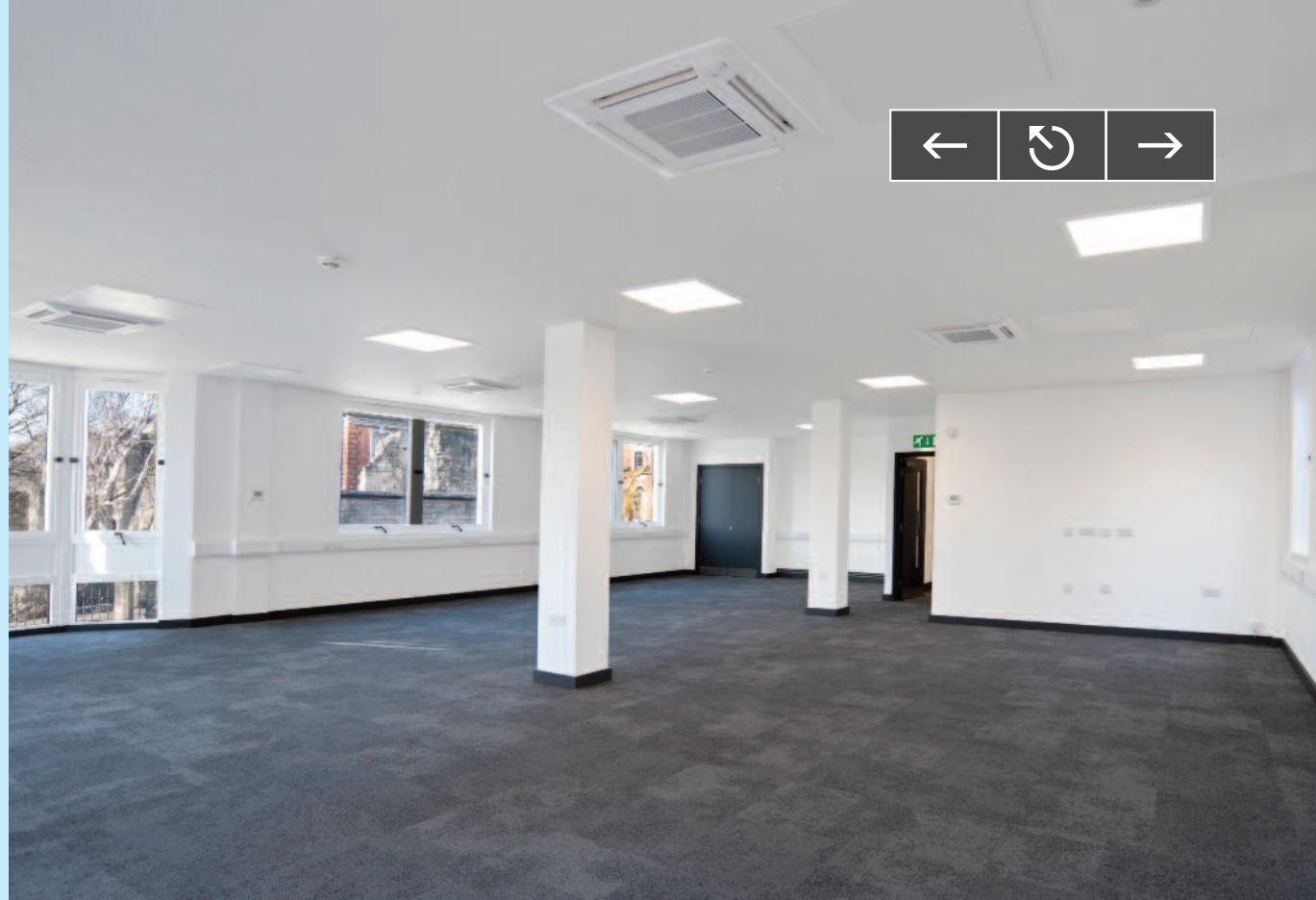
Male & Female WC

Fully carpeted throughout

Estimated rates payable £12,571 per annum

On site car parking (one space per 750 sq ft)

Energy performance rating to be reassessed following works



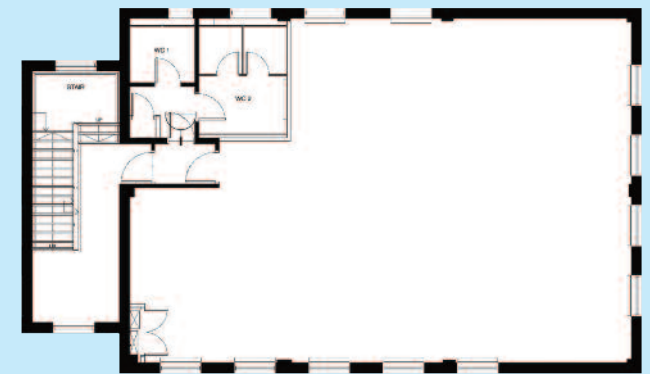
First Floor 1,235 sq ft

Second Floor 1,175 sq ft

Total 2,410 sq ft



First Floor



Second Floor

AMENITIES/ ATTRACTIONS



1



2



3



4

FURTHER INFORMATION



The premises form two fully refurbished Grade A self-contained offices over two floors which can be taken as a whole or part let.

Lease Terms

The premises are available by way of a new minimum 5 year lease.

Service Charge

A Service Charge will be payable in addition to the rent.

VAT

VAT will be charged on the rent and all other outgoings. Any offer received will be deemed to be exclusive of VAT.

Legal Costs

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

Services

Mains water, electricity, and drainage are connected to the property.

Energy Performance Certificate

An energy performance certificate has been commissioned.

Viewing

Strictly by appointment with the joint sole agents:



David Waterhouse

T: 01904 622226

E: david@stapletonwaterhouse.com

Charlie Bethell

T: 01904 622226

E: charlie@stapletonwaterhouse.com



Patrick Carter

T: 0113 220 1203

E: pcarter@savills.co.uk

