

LAWRENCE HANNAH

PROPERTY & CONSTRUCTION CONSULTANTS

To Let

High Quality Self Contained Office Building



Howard House, 3 St Marys Court, Blossom Street, York, YO24 1AH

- **2,315 Sq ft**
- **Air conditioning**
- **5 car spaces**
- **2 mins from York Rail Station**

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Location

St Marys Court is located immediately off Blossom Street (A1036), which is one of the principal arterial routes connecting the A64 Southern by-pass with the York Inner Ring Road at Micklegate Bar. The building is conveniently placed for both the York City Rail Station and the city's prime central core.

Description

St Marys Court is a modern office development comprising 6 self contained adjoining office buildings constructed in a neo Georgian style together with private secure parking set in mature landscaped grounds.

Howard House comprises high quality office accommodation arranged on 3 floors. The ground floor has been internally portioned to create a range of smaller offices and conference rooms. The 1st and 2nd floors are open plan with a kitchen unit at the 2nd floor. Each unit within the courtyard is self contained and therefore control their own services. Vehicular access to the offices is via a single entrance from Blossom Street controlled by an electronically operated gate, which can be programmed to function on a number keypad system, a ground pressure pad system or a time system. There is pedestrian access again from Blossom Street between numbers 35 and 39 Blossom Street.

Specification

- Carpeting throughout
- 3 compartment perimeter trunking
- Suspended ceilings with recessed LED lighting
- Disabled toilets at ground floor
- Air conditioning to ground & first floor offices
- Intercom system connecting from front door of the unit to ground floor office

Accommodation

Ground Floor	840 sq ft	(78.00 sq m)
First Floor	709 sq ft	(65.80 sq m)
Second Floor	766 sq ft	(71.00 sq m)
Total	2,315 sq ft	(214.80 sq m)

Interested parties must however satisfy themselves as to the floor areas of the subject property.

Car Parking

5 car parking spaces are included with the above demise.

Terms

Howard House is available by way of a new full repairing and insuring lease for a term of years to be agreed at an annual rent of £45,000 exclusive.

Rates

We have been informed that the property has a Rateable Value of £24,750.

Service Charge

A service charge will be levied by the landlord in respect of the maintenance and services of common areas of St Marys Court.

Energy Performance Certificate (EPC)

The property has an EPC rating of D - 80.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.



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Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Further Information / Viewing

Viewing by appointment, please contact:-

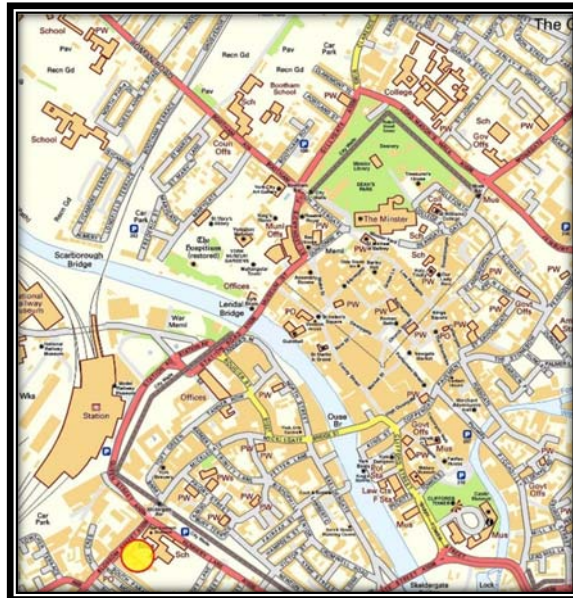
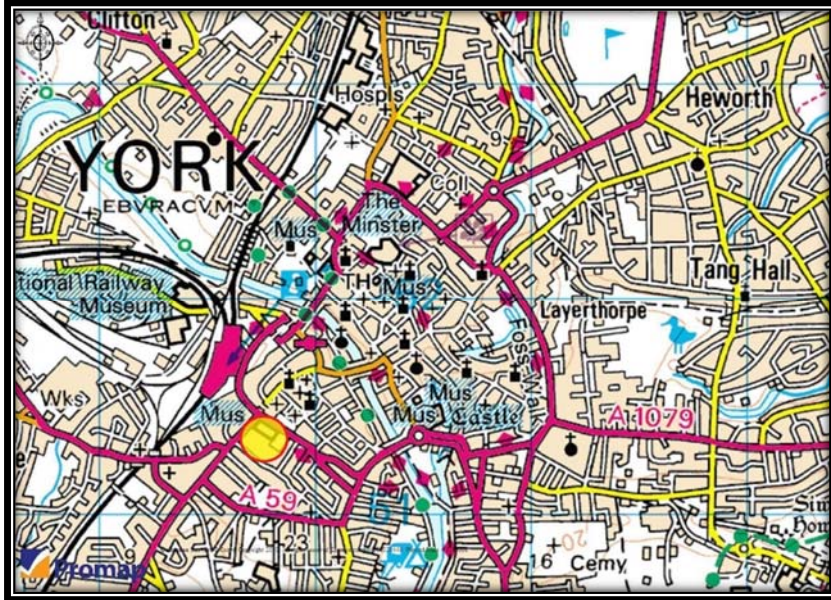
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