



ARABESQUE

Monks Cross, York

YO32 9GW

TO LET
1,770 - 11,079 sq ft

Your Opportunity...



...to acquire office space in York,
surrounded by car parking
and amenities.

Arabesque provides high quality offices which have recently undergone comprehensive refurbishment to suit a range of occupiers with smaller suites available from 1,770 sq ft up to 11,079 sq ft when combined.

Externally, the property benefits from established landscaped areas and ample on-site car parking.



...to be in an easily accessible location.

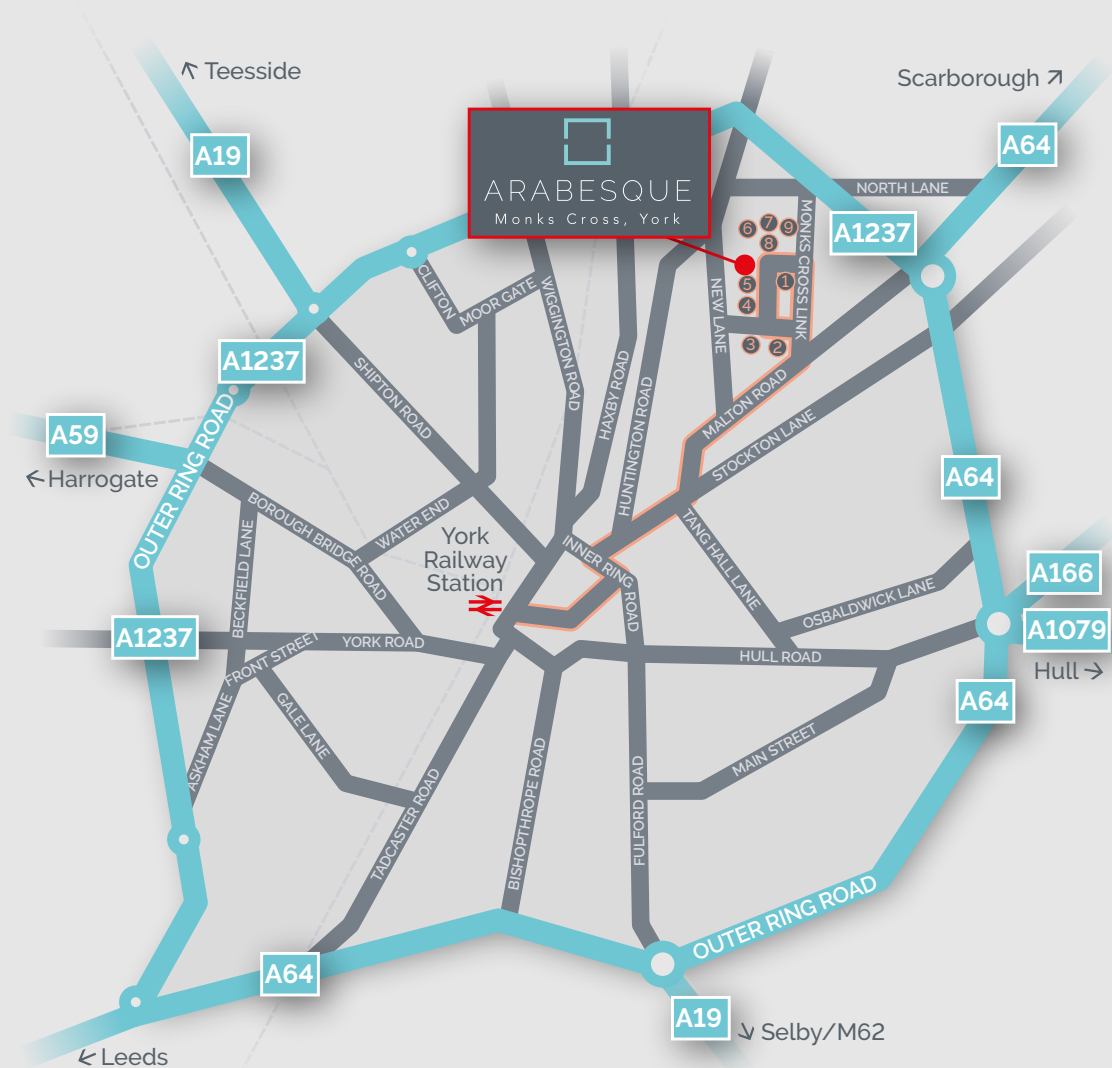
Arabesque is situated at Monks Cross North, approximately 2 miles north east of York City Centre, on the doorstep of Monks Cross Shopping Park.

The local and regional road networks are easily accessible from Monks Cross North, which has direct access to the A64 York Outer Ring Road, with the A1/M1 link being approximately 15 miles to the west providing links to the North and South of England. York City Centre is easily accessed via the Monks Cross Park & Ride or a short car journey.

The fastest rail journey from York to London Kings Cross takes approximately 1 hour 50 minutes.



Sat Nav: YO32 9GW



1. Monks Cross Shopping Park
2. Vangarde Shopping Park
3. York Community Stadium
4. Sainsbury's
5. TK Maxx

6. Barratt Homes
7. Travelodge
8. McDonald's
9. Aviva
- Park & Ride

YORK CITY CENTRE
(5 mins) →

← A64/A166
(2 mins)

Vangarde
Shopping Park

M&S
EST. 1884

John Lewis

next

Nando's COFFEE NERO

P Park & Ride

York Community Stadium
Leisure Centre / Cinema Complex



Monks Cross
Shopping Park

ASDA



DEBENHAMS



WHSmith



Sainsbury's

TKmaxx

ARABESQUE

↙ A19/A59/THE NORTH
(8 mins)



Travelodge

BARRATT
HOMES

...to have ample amenities
on your doorstep.

Located on the successful and established Monks Cross Business Park, the development is easily accessible from both the York Outer Ring Road (A64) and York City Centre. There are a wealth of amenities in the immediate vicinity including; Marks & Spencer, John Lewis, Next, Sainsbury's and Starbucks.

Sainsbury's



Welcome to
Sainsbury's
Monks Cross

Pharmacy
Clothing & Home
Cafe
Click & Collect

UNDER
25

habitat

"get something for dinner"

...to benefit from a high quality refurbishment.

- Perimeter Trunking
- Suspended Ceilings with LED Lighting
- VRF Cooling System
- Male & Female WCs on Each Floor
- Disabled Facilities and Kitchen
- Fully Carpeted Office Suites
- Featured Courtyard
- Excellent Parking Provisions



"take a stroll"



...to have the space you need.

Availability from 1,770 - 11,079 sq ft (164 - 1,029 sq m)

Existing tenants include:



Driver & Vehicle
Standards
Agency



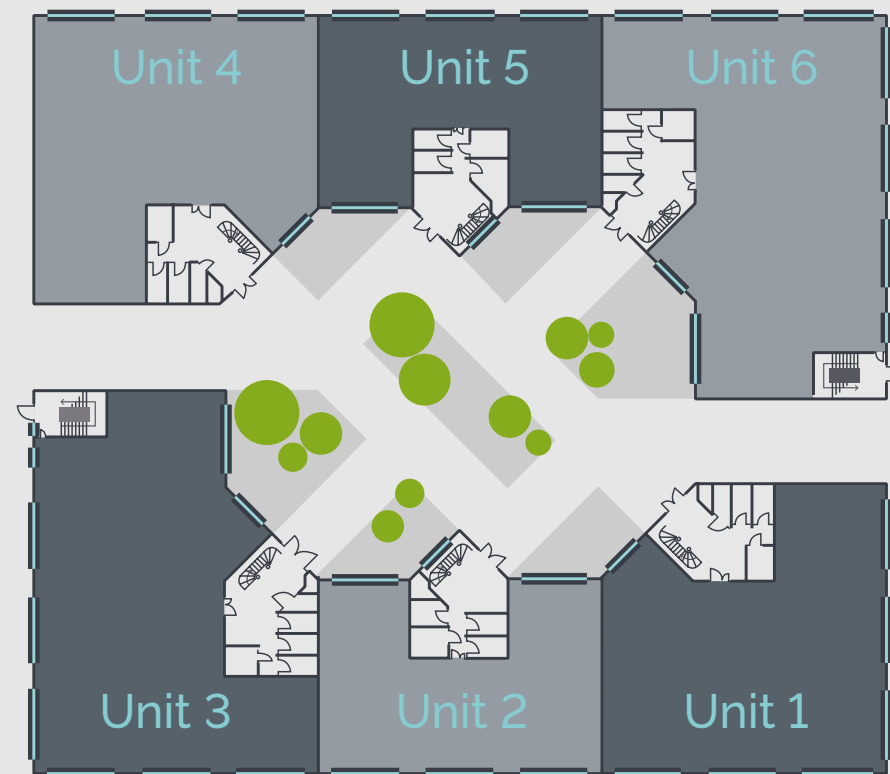
Drivespeed
GROUP



TCSJOHNHUXLEY



eurofins



Ground Floor Site Plan

The accommodation can be split to provide the adjacent floor areas.

Alternatively they may be combined via the first floor to create a large continual suite.

UNIT	sq ft	sq m
UNIT 1 - FF	2,568	239
UNIT 2 - FF	1,770	164
UNIT 6 - GF	3,100	288
UNIT 6 - FF	3,641	338
TOTAL	11,079	1,029

TERMS

The accommodation is available on new Full Repairing and Insuring leases on terms to be agreed. Please contact the letting agents for further information.

EPC

Available on request.

RATEABLE VALUE

The units are to be separately assessed for rating purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VIEWING/FURTHER INFORMATION

For further information or to arrange an inspection please contact the letting agents.

To contact the Local Rating Authority at York City Council call - 01904 551 140.



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