



LOCATION

 $\leftarrow \mid \circlearrowleft \mid \rightarrow$

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).

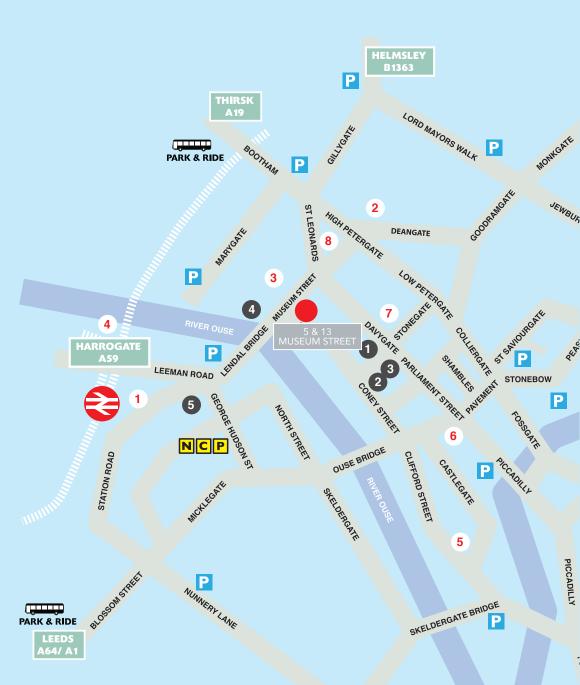
The premises are close York's retail, leisure and cultural amenities including York Minster with views over Museum Gardens. York has an estimated population of 207,000 persons and a primary catchment of approximately 488,000 persons.

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
- 2 York Minster
- 3 Museum Gardens
- 4 National Railway Museum
- 5 Cliffords Tower
- 6 Jorvik Viking Centre
- 7 Main Retail Centre
- 8 York Theatre Royal

- Carluccios
- 2 The Ivy
- 3 Bettys
- The Star Inn the City
- 5 The Grand Hotel



5 MUSEUM STREET

Fully refurbished Grade A offices

Open plan

First Floor

Total

Second Floor

Private entranceway

Fully air-conditioned / heated

Male & Female WC

Fully carpeted throughout

Estimated rates payable of £10,870 per annum

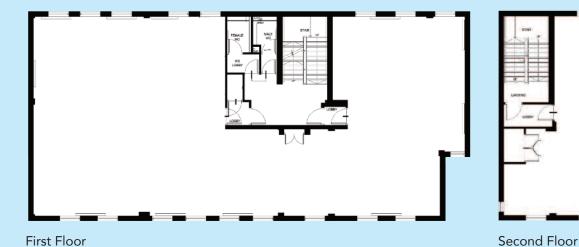
On site car parking (one space per 750 sq ft)

Energy performance rating to be reassessed following works

2,200 sq ft

870 sq ft

3,070 sq ft



Fully refurbished Grade A offices

Open plan

Private entranceway

Fully air-conditioned / heated

Male & Female WC

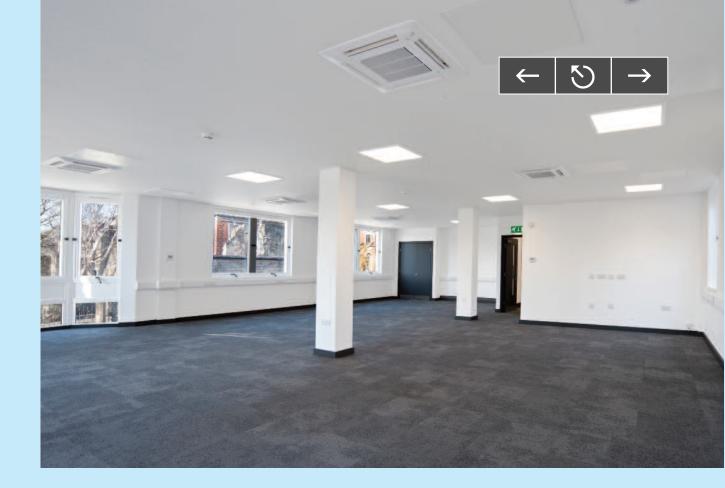
Fully carpeted throughout

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







Second Floor



FURTHER INFORMATION



The premises form two fully refurbished Grade A selfcontained 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



Stapleton Waterhouse and Savills for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Stapleton Waterhouse and Savills cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars may be subject to VAT in addition; iv) Stapleton Waterhouse and Savills will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Stapleton Waterhouse and Savills has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. The information contained within these particulars was last verified as at April 2019.