



7,000 SQ FT NOW UNDER OFFER

Alexander House, Hospital Fields Road, York YO10 4DZ

TO LET

High Quality Workspace

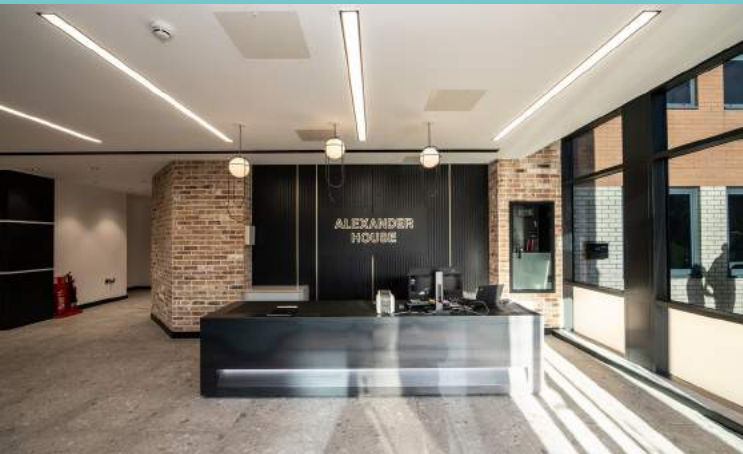
4,000 - 12,529 Sq Ft
(372 - 1,164 Sq M)

Alexander House, Hospital Fields Road, York YO10 4DZ

DESCRIPTION

Alexander House is a 3 storey, modern office building comprehensively refurbished to provide high quality workspace. The ground floor office space is accessed from the impressive reception lobby which has a concierge reception as well as a waiting area for visitors and staff. The office floorplate is configured in an 'L' shape & has 2 entrances from the reception lobby allowing the office space to be subdivided and let as 2 self-contained suites.

- ✓ Grade A office space
- ✓ Large open plan 'L' shaped floorplate
- ✓ Capable of subdivision into 2 suites from c.4,000 sq ft
- ✓ Dedicated parking, bicycle storage & electric charging
- ✓ Male, Female, Disabled WC's & shower facilities
- ✓ HVAC cooling



LOCATION

Alexander House is located on Hospital Fields Road, directly off the A19 Fulford Road on the periphery of York City Centre. The A64 is approximately 2 miles to the South of the building and York Railway Station is within a 20 minute walk. The location provides a range of amenities within the immediate vicinity as well as benefiting from a frequent bus service into the city

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	12,529	1,164
Total	12,529	1,164

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

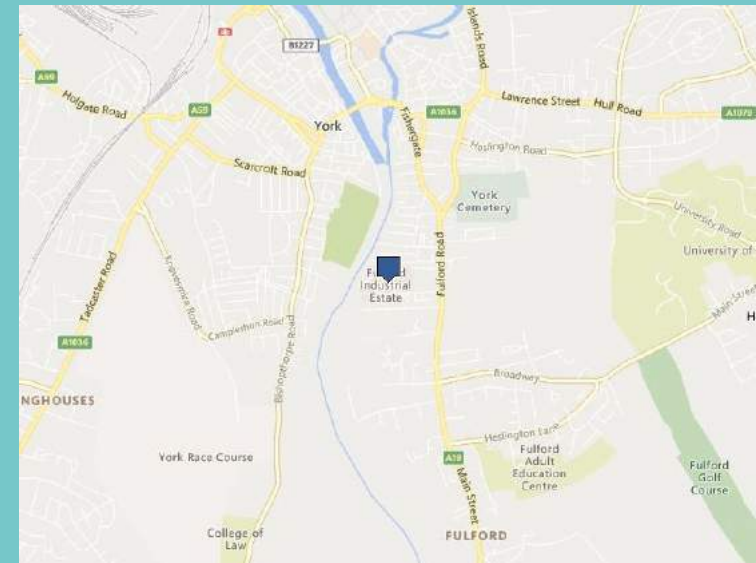
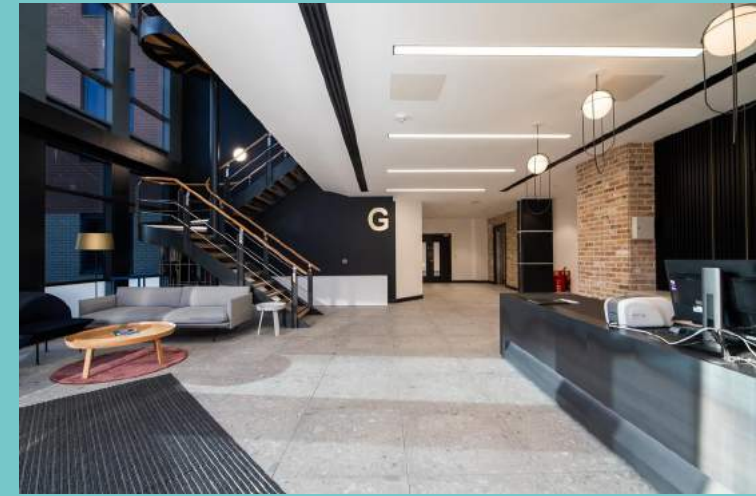
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The workspace is available To Let by way of a flexible sublease for a lease term up to the 25 June 2029. The ground floor space is also capable of being split into 2 suites from c.4,000 sq ft.

EPC The property has an EPC of C - 63.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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